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8 **UNITED STATES DISTRICT COURT**
9 **DISTRICT OF NEVADA**

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11 SFR INVESTMENTS POOL 1, LLC,

12 Plaintiff,

13 vs.
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15 U.S. BANK NATIONAL ASSOCIATION AS
16 LEGAL TITLE TRUSTEE FOR TRUMAN
17 2016 SC6 TITLE TRUST AND FIRST
18 AMERICAN TRUSTEE SERVICING
19 SOLUTIONS, LLC,

20 Defendant.

Case No.: 3:20-cv-00604-LRH-WGC

**STIPULATION AND ORDER TO STAY
LITIGATION**

21 COME NOW Plaintiff, SFR Investments Pool 1, LLC ("Plaintiff"), Defendant, U.S. Bank
22 National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust ("U.S. Bank") and
23 Defendant, First American Trustee Servicing Solutions, LLC ("FATSS"), by and through their
24 respective counsel of record, and hereby stipulate and agree as follows:

25 On October 23, 2020, Plaintiff filed a Complaint against Defendants in the above-
26 identified action, seeking declaratory relief, slander of title, violation of NRS 107.028 and
27 wrongful foreclosure, among other allegations.

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1 On November 10, 2020, the Court entered a preliminary injunction enjoining U.S. Bank
2 from foreclosing under the subject deed of trust pending resolution of the above-identified action.

3 The parties acknowledge that the certification of questions of law to the Nevada Supreme
4 Court in *U.S. Bank, N.A. v. Thunder Properties, Inc.*, No. 17-16399 could have significant bearing
5 on the outcome of the present case.

6 WHEREFORE, to preserve judicial time and resources, as well as those of the parties,
7 Plaintiff and Defendants hereby stipulate and agree to stay this action pending decision from the
8 Nevada Supreme Court in *U.S. Bank, N.A. v. Thunder Properties, Inc.*, No. 17-16399.

9 **IT IS HEREBY STIPULATED AND AGREED** by the Parties to **STAY** discovery and
10 future deadlines in the case pending the Nevada Supreme Court's decision in *U.S. Bank, N.A. v.*
11 *Thunder Properties, Inc.*, No. 17-16399.

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IT IS FURTHER STIPULATED AND AGREED, to an additional ninety (90) days discovery period following the lifting of the stay in this case.

IT IS SO STIPULATED.

DATED this 2nd day of June, 2021.

WRIGHT, FINLAY & ZAK, LLP

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/s/ Aaron D. Lancaster

/s/ Diana S. Ebron

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Pool 1, LLC

2016 SC6 Title Trust

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Attorneys for Defendant, First American

Trustee Servicing Solutions, LLC

ORDER

IT IS SO ORDERED.

DATED this 3rd day of June, 2021.

LARRY R. HICKS

UNITED STATES DISTRICT JUDGE