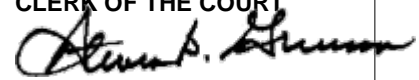


NOAS

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Electronically Filed
7/9/2021 5:00 PM
Steven D. Grierson
CLERK OF THE COURT



Electronically Filed
Jul 15 2021 11:25 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national association,

Case No. A-13-692304-C

Plaintiff,

Dept. No. VIII

vs.

NOTICE OF APPEAL

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; DOES 1
through 10; and ROE BUSINESS ENTITIES
1 through 10, inclusive,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter-Claimant,

vs.

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national association;
ROBERT M. HAWKINS, an individual;
CHRISTINE V. HAWKINS, an individual;
DOES 1 10 and ROE BUSINESS ENTITIES
1 through 10 inclusive,

Counter-Defendant/Cross-Defendants

PLEASE TAKE NOTICE that SFR Investments Pool 1, LLC hereby appeals from the
following orders and judgments:

1. Judgment filed June 9, 2021; and

///

2. Any and all orders and judgments made appealable thereby.

DATED this 9th day of July, 2021.

KIM GILBERT EBRON

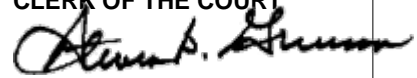
By: /s/ Diana S. Ebron
JACQUELINE A. GILBERT, ESQ.
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DIANA S. EBRON, ESQ.
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(702) 485-3300 FAX (702) 485-3301

CERTIFICATE OF SERVICE

I hereby certify that on the 9th day of July, 2021, pursuant to NRCP 5(b)(2)(E), I filed the foregoing **Notice of Appeal** via the Court's electronic Odyssey File & Serve system and cause service to be made in accordance with the Service Contacts set forth therein.

/s/ Alexander Loglia
an employee of Kim Gilbert Ebron



ASTA

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Attorneys for SFR Investments Pool 1, LLC

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national association,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; DOES 1
through 10; and ROE BUSINESS ENTITIES
1 through 10, inclusive,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter-Claimant,

vs.

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national association;
ROBERT M. HAWKINS, an individual;
CHRISTINE V. HAWKINS, an individual;
DOES 1 10 and ROE BUSINESS ENTITIES
1 through 10 inclusive,

Counter-Defendant/Cross-Defendants

Case No. A-13-692304-C

Dept. No. VIII

Case Appeal Statement

1. Name of appellant filing this case appeal statement:

SFR Investments Pool 1, LLC.

2. Identify the judge issuing the decision, judgment, or order appealed from:

The Honorable Jessica K. Peterson

3. Identify each appellant and the name and address of counsel for each appellant:

Appellant: SFR Investments Pool 1, LLC (SFR)

Counsel: Jacqueline A. Gilbert, Esq.
Diana Cline Ebron, Esq.
KIM GILBERT EBRON
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139

4. Identify each respondent and the name and address of appellate counsel, if known, for each respondent (if the name of a respondent's appellate counsel is unknown, indicate as much and provide the name and address of that respondent's trial counsel):

Respondent: JPMorgan Chase Bank, N.A.

Trial Counsel: Matthew D. Lamb, Esq.
BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada, 89135

5. Indicate whether any attorney identified above in response to question 3 or 4 is not licensed to practice law in Nevada and, if so, whether the district court granted that attorney permission to appear under SCR 42 (attach a copy of any district court order granting such permission):

N/A

6. Indicate whether appellant was represented by appointed or retained counsel in the district court:

Retained

7. Indicate whether appellant is represented by appointed or retained counsel on appeal:

Retained

8. Indicate whether appellant was granted leave to proceed in forma pauperis, and the date of entry of the district court order granting such leave:

N/A

9. Indicate the date the proceedings commenced in the district court (e.g., date complaint, indictment, information, or petition was filed):

November 27, 2013

10. Provide a brief description of the nature of the action and result in the district court, including the type of judgment or order being appealed and the relief granted by the district court:

The case started in 2013 as one for declaratory relief by Chase following an Association non-judicial foreclosure sale at which SFR was the highest bidder and obtained title to the subject property. SFR Counterclaimed for quiet title to remove the deed of trust from the chain of title. It was not until three years later that Chase raised the issue of Freddie Mac's interest and raised §4617(j)(3) as preempting Nevada law. Originally, the district court entered summary judgment in favor of SFR because Chase's HERA claim was time-barred by the 3-year statute of limitations. On appeal, this Court reversed, holding a 6-year SOL applied to the claim, and remanded with instructions to enter judgment in favor of Chase. The district court's judgment was filed on June 9, 2021.

Since the entry of that judgment, the United States Supreme Court issued its opinion in *Collins v. Yellin*, 19-422 (June 23, 2021). The Court held that FHFA's structure as set forth in HERA violates the separation of powers and is, therefore, unconstitutional. Based on that, the Court remanded to determine what remedy is was appropriate due to the unconstitutional issue. Decisions were made by the FHFA Director while serving under an unconstitutional statute, that harmed SFR. SFR is entitled to have that harm and rights determined because the very fact upon which Chase was able to prevail previously, was the decision at issue – consent.

11. Indicate whether the case has previously been the subject of an appeal to or original writ proceeding in the Supreme Court and, if so, the caption and Supreme Court docket number of the prior proceeding:

JPMorgan Chase Bank, N.A. v. SFR Investments Pool 1, LLC 77010

12. Indicate whether this appeal involves child custody or visitation:

N/A.

///

///

KIM GILBERT EBON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

13. If this is a civil case, indicate whether this appeal involves the possibility of settlement:

SFR has always been open to settlement possibilities but has found that where litigation is ultimately being directed by FHFA’s counsel, albeit in the background rather than a party and often appearing as “amicus” in such cases, no settlement has been possible. However, SFR is still willing to discuss and attempt to reach a reasonable settlement.

DATED this 9th day of July, 2021.

KIM GILBERT EBRON

By: /s/ Diana S. Ebron

JACQUELINE A. GILBERT, ESQ.

Nevada Bar No. 10593

DIANA S. EBRON, ESQ.

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(702) 485-3300 FAX (702) 485-3301

CERTIFICATE OF SERVICE

I hereby certify that on the 9th day of July, 2021, pursuant to NRCP 5(b)(2)(E), I filed the foregoing **Case Appeal Statement** via the Court's electronic Odyssey File & Serve system and cause service to be made in accordance with the Service Contacts set forth therein.

/s/ Alexander Loglia
an employee of Kim Gilbert Ebron

CASE SUMMARY**CASE NO. A-13-692304-C**

JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

§
§
§
§
§
§
§

Location: **Department 8**
 Judicial Officer: **Peterson, Jessica K.**
 Filed on: **11/27/2013**
 Case Number History:
 Cross-Reference Case Number: **A692304**
 Supreme Court No.: **71337**
77010

CASE INFORMATION**Statistical Closures**

08/15/2018 Summary Judgment
 08/23/2016 Summary Judgment

Case Type: **Title to Property**
 Subtype: **Quiet Title**

Case Status: **05/04/2021 Reopened**

DATE**CASE ASSIGNMENT****Current Case Assignment**

Case Number A-13-692304-C
 Court Department 8
 Date Assigned 01/04/2021
 Judicial Officer Peterson, Jessica K.

PARTY INFORMATION

		<i>Lead Attorneys</i>
Plaintiff	JPMorgan Chase Bank National Association	Semper, Sylvia O. <i>Retained</i> 702-471-7000(W)
Defendant	SFR Investments Pool 1 LLC	Hanks, Karen <i>Retained</i> 702-485-3300(W)
Counter Claimant	SFR Investments Pool 1 LLC	Hanks, Karen <i>Retained</i> 702-485-3300(W)
Counter Defendant	Hawkins, Christine V Removed: 04/23/2014 Dismissed	Kim, Howard C. <i>Retained</i> 702-485-3300(W)
	Hawkins, Robert M Removed: 04/23/2014 Dismissed	Kim, Howard C. <i>Retained</i> 702-485-3300(W)
	JPMorgan Chase Bank National Association	Semper, Sylvia O. <i>Retained</i> 702-471-7000(W)
Cross Claimant	SFR Investments Pool 1 LLC	Hanks, Karen <i>Retained</i> 702-485-3300(W)
Cross Defendant	Hawkins, Christine V	Kim, Howard C. <i>Retained</i> 702-485-3300(W)
	Hawkins, Robert M	Kim, Howard C. <i>Retained</i> 702-485-3300(W)

CASE SUMMARY**CASE NO. A-13-692304-C****JP Morgan Chase Bank, National Association**

Removed: 03/18/2014



Data Entry Error

DATE	EVENTS & ORDERS OF THE COURT	INDEX
	<u>EVENTS</u>	
11/27/2013	 Complaint Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Complaint</i>	
11/27/2013	 Initial Appearance Fee Disclosure Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Initial Appearance Fee Disclosure</i>	
11/27/2013	Case Opened	
03/11/2014	 Summons Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Summons</i>	
03/18/2014	 Answer and Counterclaim Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Answer, Counter-Claim and Cross-Claim</i>	
03/18/2014	 Notice of Lis Pendens Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Lis Pendens</i>	
03/20/2014	 Amended Answer Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Amended Answer, Counterclaim and Cross-Claim</i>	
03/24/2014	 Certificate of Service Filed by: Cross Claimant SFR Investments Pool 1 LLC <i>Certificate of Service</i>	
03/24/2014	 Certificate of Service Filed by: Cross Claimant SFR Investments Pool 1 LLC <i>Certificate of Service</i>	
03/31/2014	 Certificate of Service Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Certificate of Service</i>	
03/31/2014	 Motion for Summary Judgment Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>JPMorgan Chase Bank's Motion For Summary Judgment</i>	
04/04/2014	 Affidavit of Service Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Affidavit of Service</i>	
04/04/2014	 Affidavit of Service Filed By: Cross Claimant SFR Investments Pool 1 LLC	

CASE SUMMARY

CASE NO. A-13-692304-C

Affidavit of Service

04/23/2014	 Stipulation and Order for Dismissal Without Prejudice Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Stipulation and Order Dismissing Defendants Robert M. Hawkins and Christine v. Hawkins without Prejudice</i>
04/24/2014	 Notice of Entry of Stipulation & Order for Dismissal Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Notice of Entry of Stipulation and Order</i>
04/30/2014	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and Order to Vacate Hearing on Plaintiff's Motion for Summary Judgment and to Stay Litigation</i>
05/02/2014	 Notice of Entry of Stipulation and Order Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Stipulation and Order to Vacate Hearing on Plaintiff's Motion for Summary Judgment and to Stay Litigation</i>
05/27/2014	 Commissioners Decision on Request for Exemption - Granted Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Commissioner's Decision on Request for Exemption - Granted</i>
06/11/2014	 Arbitration File <i>Arbitration File</i>
01/05/2015	Case Reassigned to Department 24 <i>District Court Case Reassignment 2015</i>
01/30/2015	 Substitution of Attorney Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Substitution of Counsel</i>
02/18/2015	 Order Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Order Lifting Stay</i>
02/19/2015	 Notice of Entry of Order Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Notice of Entry Order</i>
06/01/2015	 Joint Case Conference Report Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Joint Case Conference Report</i>
06/02/2015	 Joint Case Conference Report Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Joint Case Conference Report</i>
06/29/2015	 Scheduling Order <i>Scheduling Order</i>

CASE SUMMARY












CASE NO. A-13-692304-C

07/06/2015	 Order Setting Civil Bench Trial <i>Order Setting Civil Bench Trial</i>
07/27/2015	 Motion Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Motion for Pre-Trial Coordination on Order Shortening Time</i>
08/07/2015	 Response Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Response to Motion for Pre-Trial Coordination of an Order Shortening time</i>
08/11/2015	 Answer to Counterclaim Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Answer to Amended Counterclaim</i>
08/25/2015	 Document Filed Filed by: Cross Claimant SFR Investments Pool 1 LLC <i>Proposed Case Management Order</i>
10/01/2015	 Opposition Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Opposition and Notice of Opposition to SFR Investment Pool 1, LLC's Motion for Pre-Trial Coordination on Order Shortening Time</i>
12/20/2015	 Notice of Change of Address Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Notice of Change of Address and Notice of Change of Firm Name</i>
02/02/2016	 Motion to Amend Complaint Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Motion for Leave to Amend Complaint</i>
03/07/2016	 Notice of Non Opposition Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Non-Opposition to Motion for Leave to Amend Complaint</i>
03/08/2016	 Order Granting Motion Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Order Granting Motion for Leave to Amend the Complaint</i>
03/09/2016	 Notice of Entry of Order Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Order Granting Motion for Leave to Amend Complaint</i>
03/09/2016	 Amended Complaint Filed By: Cross Defendant Hawkins, Christine V <i>Amended Complaint</i>
03/23/2016	 Answer to Amended Complaint Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Answer to Amended Complaint</i>
04/14/2016	Motion for Protective Order <i>Motion For Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1,</i>

CASE SUMMARY

CASE NO. A-13-692304-C

LLC

04/14/2016	Motion for Protective Order <i>Motion For Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC</i>
04/14/2016	Motion for Protective Order <i>Motion For Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC</i>
04/27/2016	 Motion for Protective Order Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Motion for Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC</i>
05/16/2016	 Opposition to Motion For Protective Order <i>JPMorgan Chase Bank, N.A.'s Opposition to SFR Investments Pool 1, LLC's Motion for Protective Order Relating to Rule 30(b)(6) Deposition of SFR</i>
05/20/2016	 Notice of Entry of Stipulation and Order Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Stipulation and Order</i>
05/20/2016	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and Order to Continue hearing on Motion for Protective Order</i>
05/24/2016	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and Order to Extend Dispositive Motion Deadline (First Request)</i>
05/25/2016	 Notice of Entry of Stipulation and Order Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Stipulation and Order to Extend Dispositive Motion Deadline (First Request)</i>
06/07/2016	 Reply in Support Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Reply in Support of Motion for Protective Order Relating to SFR Investments Pool 1, LLC's Rule 30(b)(6) Deposition</i>
06/20/2016	 Recorders Transcript of Hearing <i>Recorder's Transcript of Proceedings - SFR Investments Pool 1 LLC's Motion for Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1 LLC - heard on June 13, 2016</i>
06/28/2016	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and Order to Extend Discovery Deadlines (First Request)</i>
07/07/2016	 Motion for Summary Judgment Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
07/13/2016	 Motion to Extend Discovery Filed By: Counter Defendant JPMorgan Chase Bank National Association

CASE SUMMARY

CASE NO. A-13-692304-C

JPMorgan Chase Bank NA's Motion to Extend Dispositive Motion Deadline and Continue Trial

07/13/2016



Objection to Discovery Commissioners Report and Recommend

Filed By: Counter Defendant JPMorgan Chase Bank National Association
JPMorgan Chase Bank NA's Objection to Discovery Commissioner's Report and Recommendations Re: SFR Investment Pool 1, LLC's Motion for Protective Order Relating to Rule 30(b)(6) Deposition of SFR

07/15/2016



Ex Parte Application

Party: Counter Defendant JPMorgan Chase Bank National Association
JPMorgan Chase Bank NA's Ex Parte Application for an Order to Shorten Time on its Motion to Extend Dispositive Motion Deadline and Continue Trial

07/19/2016



Order

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Order on JPMorgan Chase Bank NA's Ex Parte Application for an Order to Shorten Time on its Motion to Extend Dispositive Motion Deadline and Continue Trial

07/21/2016



Discovery Commissioners Report and Recommendations

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Discovery Commissioner's Report and Recommendations as to Motion for Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC

07/22/2016



Motion in Limine

Filed By: Counter Defendant JPMorgan Chase Bank National Association
JPMorgan Chase Bank NA's Motion to Exclude Testimony of Michael Brunson

07/22/2016



Appendix

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Appendix of Exhibits to JPMorgan Chase Bank NA's Motion to Exclude Testimony of Michael Brunson

07/22/2016



Motion to Compel

Filed By: Counter Defendant JPMorgan Chase Bank National Association
JP Morgan Chase Bank NA's Motion to Compel

07/26/2016



Motion for Summary Judgment

Filed By: Counter Defendant JPMorgan Chase Bank National Association
JPMorgan Chase Bank, N.A.'s Motion for Summary Judgment

07/26/2016



Opposition to Motion For Summary Judgment

Filed By: Counter Defendant JPMorgan Chase Bank National Association
JPMorgan Chase Bank, N.A.'s Opposition to SFR Investment Pool 1, LLC's Motion for Summary Judgment

07/26/2016



Appendix

JP Morgan Chase Bank, N.A.'s Joint Appendix of Exhibits to Motion for Summary Judgment and Opposition to Sfr Investments Pool 1, LLC's Motion for Summary Judgment

08/01/2016
















Opposition to Motion

Filed By: Cross Claimant SFR Investments Pool 1 LLC
SFR Investments Pool 1, LLC's Opposition To Jpmorgan Chase Bank, N.A.'S Motion To Extend Dispositive Motion Deadline And Continue Trial

08/01/2016

CASE SUMMARY

CASE NO. A-13-692304-C

	 Reply in Support Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Reply in Support of its Motion for Summary Judgment</i>
08/02/2016	 Notice Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Constitutional Challenge</i>
08/02/2016	 Reply to Opposition Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>JPMorgan Chase Bank, N.A.'s Reply to SFR Investments Pool 1, LLC's Opposition to Motion to Extend Dispositive Motion Deadline and Continue Trial</i>
08/08/2016	 Opposition to Motion in Limine Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Opposition to Motion to Exclude Testimony of Michael Brunson</i>
08/08/2016	 Amended Certificate of Service Party: Cross Claimant SFR Investments Pool 1 LLC <i>Amended Certificate of Service for Opposition to Motion to Exclude Testimony of Michael Brunson</i>
08/08/2016	 Opposition to Motion Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Opposition to JP Morgan Chase Bank, N.A.'s Motion to Compel</i>
08/12/2016	 Opposition to Motion For Summary Judgment Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Opposition To JPMorgan Chase Bank, National Association's Motion For Summary Judgment</i>
08/23/2016	 Order Granting Motion Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Order Granting SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
08/24/2016	 Notice of Entry of Order Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Notice of Entry of Order Granting SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
08/30/2016	 Memorandum of Costs and Disbursements Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Memorandum of Costs And Distributions</i>
09/13/2016	 Motion for Attorney Fees and Costs Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Motion for Attorneys Fees</i>
09/16/2016	 Notice of Appeal Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Appeal</i>
09/16/2016	 Case Appeal Statement

CASE SUMMARY

CASE NO. A-13-692304-C

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Case Appeal Statement

09/30/2016



Opposition to Motion

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Opposition to SFR Investments Pool 1, LLC's Motion for Attorneys Fees

10/19/2016



Notice of Withdrawal of Motion

Filed By: Cross Claimant SFR Investments Pool 1 LLC
Notice of Withdrawal of SFR's Motion for Attorneys Fees

10/31/2016



Reporters Transcript

Reporter's Transcript of Proceedings Hearing

11/10/2016



Reporters Transcript

Transcript of Proceedings: Defendant SFR Investments Pool 1, LLC.'s Motion for Summary Judgment and Plaintiff JP Morgan Chase Bank, N.A.'s Motion to Extend Dispositive Motion Deadline and to Continue Trial August 9, 2016

01/09/2017



Motion

Filed By: Cross Claimant SFR Investments Pool 1 LLC
SFR Investments Pool 1, LLC's Motion to Alter Order Granting Motion for Summary Judgment Due to Clerical Mistake on Order Shortening Time

01/13/2017



Opposition to Motion

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Opposition to SFR Investments Pool 1, LLC's Motion to Alter Order Granting Motion for Summary Judgment

01/20/2017



Reply in Support

Filed By: Cross Claimant SFR Investments Pool 1 LLC
Reply In Support Of SFR Investments Pool 1, LLC's Motion To Alter Order Granting Motion For Summary Judgment Due To Clerical Mistake On Order Shortening Time

01/25/2017



Objection

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Objection to Newly Raised Arguments in Reply in Support of SFR Investments Pool 1, LLC's Motion to Alter Order Granting Motion for Summary Judgment

02/10/2017



Order Denying Motion

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Order Denying Motion to Alter Order Granting Motion for Summary Judgment Due to Clerical Mistake on Order Shortening Time

02/13/2017



Notice of Entry of Order

Filed By: Counter Defendant JPMorgan Chase Bank National Association
Notice of Entry of Order Denying Motion to Alter Order Granting Motion for Summary Judgment Due To Clerical Mistake on Order Shortening Time

09/18/2017



Stipulation and Order

Filed by: Counter Defendant JPMorgan Chase Bank National Association
Stipulation Requesting Reconsideration and Certification

09/20/2017



Notice of Entry of Stipulation and Order

Filed By: Counter Defendant JPMorgan Chase Bank National Association

CASE SUMMARY

CASE NO. A-13-692304-C

Notice of Entry of Stipulation Requesting Reconsideration and Certification

11/02/2017



NV Supreme Court Clerks Certificate/Judgment - Dismissed
Nevada Supreme Court Clerk's Certificate Judgment - Remand and Dismissed

12/13/2017



Notice of Change of Address
Filed By: Counter Defendant JPMorgan Chase Bank National Association
Notice of Change of Address (Effective December 18, 2017)

01/23/2018



Motion to Extend Discovery
Filed By: Counter Defendant JPMorgan Chase Bank National Association
(2/1/2018 Withdrawn) Motion to Extend Discovery and Re-Set Trail

01/30/2018



Opposition to Motion
Filed By: Cross Claimant SFR Investments Pool 1 LLC
SFR Investments Pool 1, LLC's Opposition to Plaintiff's Motion to Extend

02/01/2018



Notice of Withdrawal of Motion
Filed By: Counter Defendant JPMorgan Chase Bank National Association
Notice of Withdrawal of Motion to Extend Discovery Deadlines and Re-Set Trial Date

02/26/2018



Stipulation and Order
Filed by: Counter Defendant JPMorgan Chase Bank National Association
Stipulation and Order Regarding Timing for Trial Under N.R.C.P. 41(e)

02/27/2018



Notice of Entry
Filed By: Counter Defendant JPMorgan Chase Bank National Association
Notice of Entry of Stipulation and Order Regarding Timing for Trial Under N.R.C.P. 41(e)

03/27/2018



Motion for Summary Judgment
Filed By: Cross Claimant SFR Investments Pool 1 LLC
(3/29/2018 Withdrawn) SFR Investments Pool 1, LLC's Motion for Summary Judgment

03/29/2018



Notice of Withdrawal of Motion
Filed By: Cross Claimant SFR Investments Pool 1 LLC
Notice of Withdrawal of SFR's Motion for Summary Judgment

04/04/2018



Stipulation and Order
Filed by: Counter Defendant JPMorgan Chase Bank National Association
Stipulation and Order to Re-Set Dispositive Motion Deadline and Trial Date

04/11/2018



Notice of Entry of Stipulation and Order
Filed By: Counter Defendant JPMorgan Chase Bank National Association
Notice of Entry of Stipulation and Order to Re-Set Dispositive Motion Deadline and Trial Date

04/13/2018



Appendix
Filed By: Counter Defendant JPMorgan Chase Bank National Association
JPMorgan Chase Bank, N.A.'s Appendix of Exhibits to Motion for Summary Judgment

04/13/2018



Motion for Summary Judgment
Filed By: Cross Claimant SFR Investments Pool 1 LLC
SFR Investments Pool 1, LLC's Motion for Summary Judgment

04/13/2018


CASE SUMMARY

CASE NO. A-13-692304-C

	 Motion for Summary Judgment Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>JPMorgan Chase Bank N.A.'s Motion for Summary Judgment</i>
05/04/2018	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and order to Extend Briefing Deadlines for Dispositive Motions</i>
05/04/2018	 Notice of Entry Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Stipulation and Order to Extend Briefing Deadlines for Dispositive Motions</i>
05/04/2018	 Opposition to Motion For Summary Judgment Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>JPMorgan Chase Bank, N.A.'s Opposition to SFR's Motion for Summary Judgment</i>
05/04/2018	 Opposition and Countermotion Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Opposition to JP Morgan Chase Bank N. A.'s Motion for Summary Judgment and Countermotion to Strike</i>
05/18/2018	 Reply in Support <i>SFR Investments Pool 1, LLC's Reply in Support of Motion for Summary Judgment</i>
05/25/2018	 Reply in Support Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>JPMorgan Chase Bank N.A.'S Reply in Support of Motion for Summary Judgment</i>
05/29/2018	 Reply in Support Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1 LLC's Reply in support of its counter-motion to strike</i>
06/06/2018	 Order Setting Civil Non-Jury Trial Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Order Setting Civil Non-Jury Trial</i>
08/15/2018	 Findings of Fact, Conclusions of Law and Judgment Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>(2/6/19 Vacated) Findings of Fact and Conclusions of Law and Judgment in Favor of SFR Investments Pool 1, LLC</i>
08/16/2018	 Notice of Entry of Findings of Fact, Conclusions of Law Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>(2/6/19 Vacated) Notice of entry of Findings of Fact, Conclusions of Law and Judgment in Favor of SFR Investments Pool 1, LLC</i>
08/22/2018	 Memorandum of Costs and Disbursements Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Memorandum of Costs and Disbursements</i>
09/17/2018	 Notice of Appeal Filed By: Counter Defendant JPMorgan Chase Bank National Association
09/17/2018	 Case Appeal Statement





CASE SUMMARY

CASE NO. A-13-692304-C

12/14/2018	 Request Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Request for Transcript of Proceedings</i>
02/06/2019	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and Order</i>
02/06/2019	 Notice of Entry of Stipulation and Order Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Stipulation and Order</i>
02/12/2019	 Stipulation and Order Filed by: Counter Defendant JPMorgan Chase Bank National Association <i>Stipulation and Order Dismissing Third Cause of Action (Unjust Enrichment) With Prejudice</i>
02/13/2019	 Notice of Entry of Stipulation and Order Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Entry of Stipulation and Order Dismissing Third Cause of Action (Unjust Enrichment) with Prejudice</i>
11/02/2020	 Order <i>Order to Appear RE: Supreme Court Remand</i>
01/04/2021	Case Reassigned to Department 8 <i>Judicial Reassignment to Judge Jessica K. Peterson</i>
02/04/2021	 Notice of Change of Hearing <i>Notice of Change of Hearing</i>
05/04/2021	 NV Supreme Court Clerks Certificate/Judgment -Remanded <i>Nevada Supreme Court Clerk's Certificate/Remittitur Judgment - Reversed and Remand; Rehearing Denied</i>
05/06/2021	 Order <i>Order to Appear RE: Supreme Court Remand</i>
06/09/2021	 Judgment Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Judgement in Favor of JPMorgan Chase Bank National Association</i>
06/11/2021	 Notice Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Notice of Disassociation of Counsel</i>
06/14/2021	 Memorandum of Costs and Disbursements Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>Verified Memorandum of Costs</i>
06/17/2021	 Motion to Retax Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>SFR Investments Pool 1, LLC's Motion to Retax and Settle Memorandum of Costs and Disbursements</i>

CASE SUMMARY





CASE NO. A-13-692304-C

06/18/2021	 Clerk's Notice of Hearing <i>Notice of Hearing</i>
07/01/2021	 Opposition Filed By: Counter Defendant JPMorgan Chase Bank National Association <i>JPMorgan Chase Bank, National Association's Opposition to SFR Investments Pool 1, LLC's Motion to Retax and Settle Memorandum of Costs and Disbursements</i>
07/09/2021	 Notice of Appeal Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Notice of Appeal</i>
07/09/2021	 Case Appeal Statement Filed By: Cross Claimant SFR Investments Pool 1 LLC <i>Case Appeal Statement</i>
	<u>DISPOSITIONS</u>
04/23/2014	Order of Dismissal Without Prejudice (Judicial Officer: Barker, David) Debtors: Robert M Hawkins (Counter Defendant), Christine V Hawkins (Counter Defendant) Creditors: SFR Investments Pool 1 LLC (Counter Claimant) Judgment: 04/23/2014, Docketed: 04/30/2014
11/02/2017	Clerk's Certificate (Judicial Officer: Crockett, Jim) Debtors: JPMorgan Chase Bank National Association (Plaintiff) Creditors: SFR Investments Pool 1 LLC (Defendant) Judgment: 11/02/2017, Docketed: 11/09/2017 Comment: Supreme Court No. 71337 "Appeal Dismissed"
08/16/2018	Summary Judgment (Judicial Officer: Crockett, Jim) Debtors: JPMorgan Chase Bank National Association (Plaintiff) Creditors: SFR Investments Pool 1 LLC (Defendant) Judgment: 08/16/2018, Docketed: 08/16/2018
02/06/2019	Amended Judgment Vacated (Judicial Officer: Crockett, Jim) Debtors: JPMorgan Chase Bank National Association (Counter Defendant), JP Morgan Chase Bank, National Association (Cross Defendant) Creditors: SFR Investments Pool 1 LLC (Counter Claimant) Judgment: 02/06/2019, Docketed: 08/30/2016 Comment: 2/6/19 Vacated Summary Judgment
02/12/2019	Order of Dismissal With Prejudice (Judicial Officer: Crockett, Jim) Debtors: SFR Investments Pool 1 LLC (Defendant) Creditors: JPMorgan Chase Bank National Association (Plaintiff) Judgment: 02/12/2019, Docketed: 02/13/2019 Comment: Certain Cause
05/04/2021	Clerk's Certificate (Judicial Officer: Peterson, Jessica K.) Debtors: SFR Investments Pool 1 LLC (Defendant) Creditors: JPMorgan Chase Bank National Association (Plaintiff) Judgment: 05/04/2021, Docketed: 05/04/2021 Comment: Supreme Court No. 77010 Appeal Reversed
06/09/2021	Judgment (Judicial Officer: Peterson, Jessica K.) Debtors: SFR Investments Pool 1 LLC (Defendant) Creditors: JPMorgan Chase Bank National Association (Plaintiff) Judgment: 06/09/2021, Docketed: 06/10/2021 Comment: Quiet Title

CASE SUMMARY

CASE NO. A-13-692304-C

HEARINGS

- 05/01/2014 **CANCELED Motion for Summary Judgment** (8:15 AM) (Judicial Officer: Barker, David)
Vacated - per Stipulation and Order
JPMorgan Chase Bank's Motion For Summary Judgment
- 12/04/2014  **Status Check** (8:15 AM) (Judicial Officer: Barker, David)
Status Check Re: Stay/ Reset Motion for Summary Judgment
Withdrawn;
Journal Entry Details:
Abran E. Vigil, Esq., present on behalf of Plaintiff. Upon Court's inquiry, Mr. vigil stated he would be substituting in for Plaintiff. Ms. Cline stated cross-Defendants, Christine and Robert Hawkins, had been dismissed and she was present on behalf of Defendant SFR Investments Pool 1 LLC. COURT SO NOTED. Court stated the procedural history and inquired regarding the summary judgment motion. Mr. Vigil requested a continuance. Ms. Kline objected, stating Plaintiff could withdraw the motion without prejudice and renote. No objection by Mr. Vigil. COURT SO ORDERED. Ms. Kline stated she would submit a Joint Case Conference Report to the Discovery Commissioner. COURT NOTED parties can move forward. ;
- 08/11/2015  **Motion to Coordinate** (10:30 AM) (Judicial Officer: Bare, Rob)
Defendant's Motion for Pre-Trial Coordination on Order Shortening Time
Matter Heard;
Journal Entry Details:
DEFENDANT'S MOTION FOR PRE-TRIAL COORDINATION ON ORDER SHORTENING TIME Attorneys Edgar Smith, Richard Vilkin, Diana Cline, Karen Hanks present. Sign-up sheets Left Side Filed in A662394: Robert Anderlik, Taylor Anello, Thomas N. Beckom, Jonathan D. Blum, Darren Brenner, Michael Brooks, Diana Cline, Britannica Collins, Chelsea Crowton, Peter Dunkley, Jessica Friedman, Charles Geisendorf, David Gluth, Karen Hanks, Joshua O. Igeleke, Michael Li, Steven Loizzi Jr., Elizabeth Lowell, Erica D. Loyd, Matthew McAlonis, David J. Merrill, Patrick Orme, Robin Perkins, Benjamin Petiprin (appeared telephonically), Edgar C. Smith, Kevin S. Soderstrom, Ashlie Surer, Abe Vigil, Richard Vilkin, Shawn Walkenshaw, David Winterton. Upon inquiry of the Court, Ms. Hanks advised the Motion was filed and heard in this Court as this Court had the lowest case number. Colloquy regarding coordinating the HOA cases as to Discovery, Trials, and witness availability. Counsel suggested a more specific Case Management Plan for a Special Discovery Master to deal with these cases as the various District Court Judges thoughts vary. Court noted he talked briefly with Chief Judge David Barker and Chief Civil Judge Betsy Gonzalez. The Court noted Court Administration would be interested in addressing this issue. Court inquired if Ms. Hanks would be the point of contact, and she advised she would. She provided her E-mail address: Karen@hkimlaw.com Statement by Mr. Vilkin regarding having a meeting first to determine what counsel will agree on as to the Case Management Plan. Statements from Attorney Surur regarding coordination for Discovery procedures and noted her two cases where one was Dismissed and the other was pending a Motion to Dismiss where the Court had no jurisdiction. Statements from Attorney Brooks, who had multiple cases, regarding setting deadlines for counsel to submit a plan to in-house counsel, which may take 2 to 3 weeks. Attorney Brenner advised a Case Management Plan would first be needed as there are 10 different banks and in-house counsel. He would then be in a position to respond. COURT ORDERED, Ms. Hanks to submit a Proposed Case Management Plan to counsel by 8/25/15. Counsel to respond by 9/29/15. Matter SET for Status Check: Proposed Case Management Plan to determine when a Continued Hearing on this Motion to Coordinate to be heard. 9/1/15 10:30 AM STATUS CHECK: PROPOSED CASE MANAGEMENT PLAN (IN A662394 ONLY);
- 03/08/2016  **Motion** (9:00 AM) (Judicial Officer: Crockett, Jim)
Plaintiff's Motion for Leave to Amend Complaint
Granted;
Journal Entry Details:
Court noted that this is Pltf's unopposed Motion for Leave to Amend Complaint. The Court was waiting for something to come in; however, nothing has been received to date. Therefore, COURT ORDERED, motion GRANTED. Order submitted and signed in open court.;
- 06/09/2016  **Status Check** (9:00 AM) (Judicial Officer: Crockett, Jim)

CASE SUMMARY**CASE NO. A-13-692304-C**

Status Check - Trial Readiness

Matter Heard;

Journal Entry Details:

Court provided trial procedures handout to counsel. Upon Court's inquiry, Ms. Priest stated discovery was completed with some caveats: the deposition of SFR has not yet taken place as there is a motion for a protective order set before Commissioner Beecroft on the 13th. There is outstanding discovery due to that motion practice and dispositive motions are set for July 1. Counsel stated the outcome of that hearing could impact the dispositive motion deadline, and proposed pushing out the dispositive motion deadlines and trial date. Court advised procedurally it has to be addressed by the discovery commissioner. Court suggested that counsel have a Stipulation and Order prepared depending on what Commissioner Beecroft's decision is. Further advised counsel to bring their calendars to the Pre-Trial Conference as well as the schedules of their key witnesses to be able to pick the best dates on that stack. COURT ORDERED, trial date STANDS at this time. ;

06/13/2016

**Motion for Protective Order (1:30 PM)** (Judicial Officer: Beecroft, Chris A., Jr.)

Events: 04/27/2016 Motion for Protective Order

SFR Investments Pool 1, LLC's Motion for Protective Order Relating to Rule 30(b)(6)

Deposition of SFR Investments Pool 1, LLC

MINUTES**Motion for Protective Order**

Filed By: Cross Claimant SFR Investments Pool 1 LLC

Motion for Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC

04/14/2016

Motion for Protective Order

Motion For Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC

04/14/2016

Motion for Protective Order

Motion For Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC

04/14/2016

Motion for Protective Order

Motion For Protective Order Relating to Rule 30(b)(6) Deposition of SFR Investments Pool 1, LLC



Decision Made;

Journal Entry Details:

Colloquy regarding relevance aspect of the "Shadow Wood" decision {132 Nev. Adv. Op. 5, P. 3d 1105, 1116 (2016)} as it relates to a Bona Fide Purchaser in the entirety of this particular case and the disputed topic areas. Arguments by counsel. COMMISSIONER FINDS the disputed items must be limited in scope, focusing on the property in question and RECOMMENDED, Topic #1 Topic #9, SFR's policies and procedures for purchasing properties at foreclosure sales; discussions have to relate to decisions at this particular sale, not across the board. Counsel can ask, for example, if there is a manual provided to the agent at to time of the sale. Topic #10, Counsel can ask, what was the intent of property at the time of the sale, i.e., did SFR intend to keep the property, flip it, etc.; Topic #14, Discovery Commissioner notes District Court found source of funds to be relevant; and, inquiry will be allowed; Topic #11, can ask the percentage of purposes of property uses; i.e., 20% for management, 30% of properties for leases or are 20% for resale, etc.; Topic #12, SFR's formation is relevant at the time of sale of the property in this case; Topic #13, corporate structure is relevant, limited to the sale of the property in this case; Topic #15, corporate investment structure, only as to this case; Topic #16, SFR's relationship to other SFR entities, as it relates to the sale in this case; Topic #23, post-sale, any attempts to lease, and/or sell the property; i.e., tenants is not relevant; Protected Topic #24, communication between SFR and any tenant of the property from the time of the sale to present is not relevant; Protected; Topic #21, preparation for the HOA sale, inquiry not allowed; Protected; Topic #26, Declaration of Value form; counsel can ask did you prepare a declaration of value, who prepared the declaration of value, who maintains the declaration of value; but not the legal affect; Granted in part; Topic #25, related to SFR's involvement in the drafting, preparation or recording of the lien, notice of default, notice of sale and/or foreclosure deed, inquiry was not contested by Plaintiff. Mr. Vigil to prepare the Report and Recommendations, and Ms. Hanks to approve as to form and content. A proper report must be timely submitted to ADR Discovery Commissioner within 10 days of the hearing. Otherwise, counsel will pay a contribution. Mr. Vigil to appear at status check hearing to report on the Report and Recommendations unless otherwise advised by ADR Discovery Commissioners office. 07/11/16 2:00 p.m. Status Check:

CASE SUMMARY





CASE NO. A-13-692304-C

	<i>Compliance - Report and Recommendations;</i>
07/11/2016	CANCELED Status Check: Compliance (2:00 PM) (Judicial Officer: Beecroft, Chris A., Jr.) <i>Vacated - per Commissioner</i>
07/11/2016	CANCELED Status Check: Compliance (2:00 PM) (Judicial Officer: Beecroft, Chris A., Jr.) <i>Vacated - Duplicate Entry</i>
07/11/2016	CANCELED Status Check: Compliance (2:00 PM) (Judicial Officer: Beecroft, Chris A., Jr.) <i>Vacated - Duplicate Entry</i>
08/09/2016	Motion for Summary Judgment (9:00 AM) (Judicial Officer: Crockett, Jim) <i>SFR Investments Pool 1, LLC's Motion for Summary Judgment</i> Granted;
08/09/2016	Motion (9:00 AM) (Judicial Officer: Crockett, Jim) <i>JPMorgan Chase Bank NA's Motion to Extend Dispositive Motion Deadline and Continue Trial</i> Moot;
08/09/2016	 All Pending Motions (9:00 AM) (Judicial Officer: Crockett, Jim) Matter Heard; Journal Entry Details: <i>SFR INVESTMENTS POOL 1, LLC'S MOTION FOR SUMMARY JUDGMENT...JPMORGAN CHASE BANK NA'S MOTION TO EXTEND DISPOSITIVE MOTION DEADLINE AND CONTINUE TRIAL...PRE-TRIAL CONFERENCE Discussions regarding SFR decision, H.E.R.A. and Shadow Wood. Further discussions regarding the bankruptcy case. Court noted it was necessary to know whether the property was surrendered in the bankruptcy, because it would effects the time for running an appeal. Upon Court's inquiry, Ms. Hanks advised, in April 23, 2014, the homeowners were dismissed from the action without prejudice. Court noted the suit was strictly between SFR and JP Morgan. Court further noted this was fully dispositive, and a final judgment between the remaining parties. COURT stated FINDINGS and ORDERED SFR Investments Pool 1, LLC's Motion for Summary Judgment GRANTED; JPMorgan Chase Bank NA's Motion to Extend Dispositive Motion Deadline and Continue Trial MOOT. Ms. Hanks to prepare and submit the order; opposing counsel to review as to form and content. Counsel directed to submit the order to chambers within 10 days from today, pursuant to EDCR 7.21. COURT noted future hearings VACATED. ;</i>
08/09/2016	Pre Trial Conference (9:30 AM) (Judicial Officer: Crockett, Jim) <i>Stipulation and Order</i> Matter Heard;
08/22/2016	CANCELED Motion to Compel (1:30 PM) (Judicial Officer: Beecroft, Chris A., Jr.) <i>Vacated - per Commissioner</i> <i>JP Morgan Chase Bank NA's Motion to Compel</i>
08/23/2016	 Motion (9:00 AM) (Judicial Officer: Crockett, Jim) <i>JPMorgan Chase Bank NA's Motion to Exclude Testimony of Michael Brunson</i> Matter Settled; Journal Entry Details: <i>Ms. Priest informed the Court parties have come to an agreement. COURT ORDERED, MATTER SETTLED. Order signed.;</i>
09/01/2016	CANCELED Motion for Summary Judgment (9:00 AM) (Judicial Officer: Crockett, Jim) <i>Vacated - Case Closed</i> <i>JPMorgan Chase Bank, N.A.'s Motion for Summary Judgment</i>
09/01/2016	CANCELED Calendar Call (9:30 AM) (Judicial Officer: Crockett, Jim) <i>Vacated - Case Closed</i>
09/06/2016	CANCELED Bench Trial (10:00 AM) (Judicial Officer: Crockett, Jim)

CASE SUMMARY



CASE NO. A-13-692304-C

Vacated - Case Closed

10/20/2016	<p>CANCELED Motion for Attorney Fees (9:00 AM) (Judicial Officer: Crockett, Jim)</p> <p><i>Vacated</i> <i>SFR Investments Pool 1, LLC's Motion for Attorneys Fees</i></p>
01/26/2017	<p> Motion (9:00 AM) (Judicial Officer: Crockett, Jim)</p> <p><i>SFR Investments Pool 1, LLC's Motion to Alter Order Granting Motion for Summary Judgment Due to Clerical Mistake on Order Shortening Time</i> Denied; Journal Entry Details: - Court stated some research was done on the order that was signed. Court advised the outcome would have been the same and cited <i>Huneycutt v. Huneycutt</i>. Ms. Demaree advised the Court's ruling reflected the FHA insurance scheme while this is actually Freddie Mac. Court confirmed its ruling wouldn't have made a difference in terms of the outcome. Further arguments by Counsel. Court stated it is probably better off for Counsel to go through the appeal process and it can be remanded and ORDERED, motion DENIED. Ms. Demaree to prepare the order within TEN days per EDCR 7.21...;</p>
12/12/2017	<p> Further Proceedings (9:00 AM) (Judicial Officer: Crockett, Jim)</p> <p><i>Order Setting Further Proceedings Re: Supreme Court Order and Remand</i> Set Status Check; Journal Entry Details: Mr. Clayton advised they could mirror a stipulation and order to extend discovery and noted this is a Freddie Mac case. COURT ORDERED, matter SET for status check in furtherance of the Supreme Court order and remand 1/9/18 9:00 AM STATUS CHECK: STIPULATION AND ORDER TO EXTEND DISCOVERY IN FURTHERANCE OF THE SUPREME COURT ORDER AND REMAND;</p>
01/09/2018	<p> Status Check (9:00 AM) (Judicial Officer: Crockett, Jim)</p> <p><i>Status Check: Stipulation and Order to Extend Discovery in Furtherance of the Supreme Court Order and Remand</i> Matter Heard; Journal Entry Details: Court stated Counsel were given thirty days to submit a stipulation and order. Ms. Semper advised it was circulated but Defense Counsel refused to sign the extension on discovery and argued they had previously agreed to do so. Court noted this is not one that is being managed by Floyd Hale. Comments by Ms. Gilbert. Court inquired as to whether there is an agreement on the five year rule and directed Counsel to provide a stipulation and order as to that within TWO (2) weeks. As to extension of discovery, Court further SET a briefing schedule as follows: Plaintiff to file a motion to extend discovery by 1/23/18, opposition due by 1/30/18, reply due by 2/6/18, and matter SET for hearing. 2/13/18 9:00 AM PLAINTIFF S MOTION TO EXTEND DISCOVERY Thereafter, Ms. Semper clarified as to A692202, they do not feel an extension of discovery is needed but requested a staggered dispositive motion deadline be put in place instead. COURT ORDERED, its ruling is the same for both cases A692202 and A692304; if Counsel can agree as to discovery with regard to either case, Counsel can file a stipulation and order as it applies. *CLERK'S NOTE: The above Minute order has been copied into A692202./kh 1-17-18;</p>
02/13/2018	<p> Motion to Extend Discovery (9:00 AM) (Judicial Officer: Crockett, Jim)</p> <p><i>Plaintiff's Motion to Extend Discovery Deadlines and to Re-Set Trial Date (Second Request)</i> Matter Heard; Journal Entry Details: Court reiterated what was stated by Counsel at the 1/9/18 hearing and advised it received a stipulation and order regarding timing for trial under NRCP 41(e) but it did not sign it because there were two dates with regard to the 3 year remittitur and the 5 year date. Colloquy regarding which date applies. Ms. Gilbert suggested to stipulate to extend the five year rule and agree to the three year date. Ms. Semper offered a briefing schedule for motions for summary judgment with Plaintiff's opening due by 3/12/18, opposition and countermotion by 3/26/18, Plaintiff's reply by 4/9/18, and SFR's reply by 4/23/18. Court stated it is fine with that. As to extension of discovery deadlines, Ms. Semper noted they could not come to an agreement and had withdrawn the motion to extend. Ms. Gilbert added they will have to also</p>

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	<i>extend dispositive motion deadlines. Colloquy regarding issues with the stipulation. Court advised Counsel to get their motion to extend discovery deadlines back on file and noted the natural five year rule is set to expire 11/26/18. As to A692304, Ms. Semper stated it is essentially the same issues. Court noted parties need an NRCP 41(e) stipulation and directed Counsel to do their stipulation on the dispositive motion deadline. Ms. Gilbert noted the only difference is it is a Freddie Mac case. Remittitur issue date is November 2nd.;</i>
05/17/2018	CANCELED Motion for Summary Judgment (9:00 AM) (Judicial Officer: Crockett, Jim) <i>Vacated</i> <i>SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
06/05/2018	Motion for Summary Judgment (9:00 AM) (Judicial Officer: Crockett, Jim) <i>Defendant SFR Investments Pool 1, LLC's Motion for Summary Judgment</i>
06/05/2018	Motion for Summary Judgment (9:00 AM) (Judicial Officer: Crockett, Jim) <i>Plaintiff JPMorgan Chase Bank NA's Motion for Summary Judgment</i>
06/05/2018	Opposition and Countermotion (9:00 AM) (Judicial Officer: Crockett, Jim) <i>Defendant SFR Investments Pool 1, LLC's Opposition to JP Morgan Chase Bank N. A.'s Motion for Summary Judgment and Countermotion to Strike</i>
06/05/2018	 All Pending Motions (9:00 AM) (Judicial Officer: Crockett, Jim) Matter Heard; Journal Entry Details: <i>PLAINTIFF JP MORGAN CHASE BANK NA'S MOTION FOR SUMMARY JUDGMENT...DEFENDANT SFR INVESTMENTS POOL 1, LLC'S MOTION FOR SUMMARY JUDGMENT...DEFENDANT SFR INVESTMENTS POOL 1, LLC'S OPPOSITION TO JP MORGAN CHASE BANK N.A.'S MOTION FOR SUMMARY JUDGMENT AND COUNTERMOTION TO STRIKE Court inquired as to the Hawkins defendants and whether they are still in the case and Ms. Hanks stated her guess is they would have been taken care of. Court noted the arguments of Counsel and stated its inclination. Arguments by Mr. Semper in opposition of SFR's motion and in support of their motion for summary judgment. Arguments by Ms. Hanks. Further arguments by Counsel. COURT ORDERED, SFR's motion for summary judgment GRANTED and JP Morgan Chase's motion DENIED; Countermotion to strike GRANTED. Ms. Hanks to prepare two separate orders to be submitted within TEN days after receipt of the transcript.;</i>
08/23/2018	CANCELED Status Check: Trial Readiness (9:00 AM) (Judicial Officer: Crockett, Jim) <i>Vacated - per Law Clerk</i>
10/16/2018	CANCELED Pre Trial Conference (9:30 AM) (Judicial Officer: Crockett, Jim) <i>Vacated - per Law Clerk</i>
11/01/2018	CANCELED Calendar Call (9:30 AM) (Judicial Officer: Crockett, Jim) <i>Vacated - per Law Clerk</i>
11/13/2018	CANCELED Bench Trial (10:00 AM) (Judicial Officer: Crockett, Jim) <i>Vacated - per Law Clerk</i>
12/17/2020	 Status Check (9:00 AM) (Judicial Officer: Peterson, Jessica K.) 12/17/2020, 03/18/2021 <i>Status Check: Supreme Court Remand</i> Matter Continued; Matter Heard; Journal Entry Details: <i>Ms. Hanks reported the parties filed a motion to stay the appeal based on a United States Supreme Court case that is pending a decision related to the FHFA. Ms. Priest concurred with Ms. Hanks representations.;</i> Matter Continued; Matter Heard; Journal Entry Details:

EIGHTH JUDICIAL DISTRICT COURT

CASE SUMMARY**CASE NO. A-13-692304-C**

	<i>Court noted there was no order on the remand filed. Ms. Hanks stated that she filed a petition for rehearing that was still pending. COURT ORDERED, MATTER CONTINUED. CONTINUED TO: 3/18/21 9:00 AM;</i>
05/27/2021	Further Proceedings (10:00 AM) (Judicial Officer: Peterson, Jessica K.) <i>Further Proceedings: Supreme Court Remand</i> Matter Heard;
07/07/2021	CANCELED Status Check (3:00 AM) (Judicial Officer: Peterson, Jessica K.) <i>Vacated</i> <i>Status Check: Filing of Order (5/27 Supreme Court Remand)</i>
07/20/2021	Motion to Retax (10:00 AM) (Judicial Officer: Peterson, Jessica K.) Events: 06/17/2021 Motion to Retax <i>SFR Investments Pool 1, LLC's Motion to Retax and Settle Memorandum of Costs and Disbursements</i>
DATE	FINANCIAL INFORMATION

Cross Claimant SFR Investments Pool 1 LLC	
Total Charges	847.00
Total Payments and Credits	847.00
Balance Due as of 7/13/2021	0.00
Counter Defendant JPMorgan Chase Bank National Association	
Total Charges	918.00
Total Payments and Credits	918.00
Balance Due as of 7/13/2021	0.00
Counter Defendant JPMorgan Chase Bank National Association	
Appeal Bond Balance as of 7/13/2021	500.00
Counter Defendant JPMorgan Chase Bank National Association	
Appeal Bond Balance as of 7/13/2021	500.00

Case No. _____

A- 13- 692304- C

XVI | I

I. Party Information

Plaintiff(s) (Name/Address/Phone):

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a
national association

Attorney (name/address/phone):

TIFFANY & BOSCO, P.A.

Gregory L. Wilde, Esq.

Kevin S. Soderstrom, Esq.

212 South Jones Boulevard

Las Vegas, Nevada 89107

Telephone: (702) 258-8200

Defendant(s) (Name/Address/Phone):

SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company; DOES 1 through 10 and ROE BUSINESS ENTITIES 1 through 10, inclusive

Attorney (name/address/phone):

II. Nature of Controversy (Please check applicable bold category and applicable subcategory, if appropriate)

☐ Arbitration Requested

Civil Cases

Real Property	Torts
<input type="checkbox"/> Landlord/Tenant <input type="checkbox"/> Unlawful Detainer <input checked="" type="checkbox"/> Title to Property <input type="checkbox"/> Foreclosure <input type="checkbox"/> Liens <input checked="" type="checkbox"/> Quiet Title <input type="checkbox"/> Specific Performance <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property <input type="checkbox"/> Partition <input type="checkbox"/> Planning/Zoning	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Negligence <input type="checkbox"/> Negligence – Auto <input type="checkbox"/> Negligence – Medical/Dental <input type="checkbox"/> Negligence – Premises Liability (Slip/Fall) <input type="checkbox"/> Negligence – Other </div> <div style="width: 38%;"> <input type="checkbox"/> Product Liability <input type="checkbox"/> Product Liability/Motor Vehicle <input type="checkbox"/> Other Torts/Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Torts/Defamation (Libel/Slander) <input type="checkbox"/> Interfere with Contract Rights <input type="checkbox"/> Employment Torts (Wrongful termination) <input type="checkbox"/> Other Torts <input type="checkbox"/> Anti-trust <input type="checkbox"/> Fraud/Misrepresentation <input type="checkbox"/> Insurance <input type="checkbox"/> Legal Tort <input type="checkbox"/> Unfair Competition </div> </div>
Probate	Other Civil Filing Types
Estimated Estate Value: <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside Estates <input type="checkbox"/> Trust/Conservatorships <input type="checkbox"/> Individual Trustee <input type="checkbox"/> Corporate Trustee <input type="checkbox"/> Other Probate	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> Construction Defect <input type="checkbox"/> Chapter 40 <input type="checkbox"/> General <input type="checkbox"/> Breach of Contract <input type="checkbox"/> Building & Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Other Contracts/Acct/Judgment <input type="checkbox"/> Collection of Actions <input type="checkbox"/> Employment Contract <input type="checkbox"/> Guarantee <input type="checkbox"/> Sale Contract <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Civil Petition for Judicial Review <input type="checkbox"/> Foreclosure Mediation <input type="checkbox"/> Other Administrative Law <input type="checkbox"/> Department of Motor Vehicles <input type="checkbox"/> Worker's Compensation Appeal </div> <div style="width: 38%;"> <input type="checkbox"/> Appeal from Lower Court (<i>also check applicable civil case box</i>) <input type="checkbox"/> Transfer from Justice Court <input type="checkbox"/> Justice Court Civil Appeal <input type="checkbox"/> Civil Writ <input type="checkbox"/> Other Special Proceeding <input type="checkbox"/> Other Civil Filing <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Conversion of Property <input type="checkbox"/> Damage to Property <input type="checkbox"/> Employment Security <input type="checkbox"/> Enforcement of Judgment <input type="checkbox"/> Foreign Judgment – Civil <input type="checkbox"/> Other Personal Property <input type="checkbox"/> Recovery of Property <input type="checkbox"/> Stockholder Suit <input type="checkbox"/> Other Civil Matters </div> </div>

III. Business Court Requested (Please check applicable category; *for Clark or Washoe Counties only.*)

<input type="checkbox"/> NRS Chapters 78-88	<input type="checkbox"/> Investments (NRS 104 Art. 8)	<input type="checkbox"/> Enhanced Case Mgmt/Business
<input type="checkbox"/> Commodities (NRS 90)	<input type="checkbox"/> Deceptive Trade Practices (NRS 598)	<input type="checkbox"/> Other Business Court Matters
<input type="checkbox"/> Securities (NRS 90)	<input type="checkbox"/> Trademarks (NRS 600A)	

November 27, 2013

Date _____

/s/ Kevin S. Soderstrom

Signature of initiating party or representative

Heather S. Linn

CLERK OF THE COURT

JUDG

Abran E. Vigil
Nevada Bar No. 7548
Matthew D. Lamb
Nevada Bar No. 12991
BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135
Telephone: (702) 471-7000
Facsimile: (702) 471-7070
vigila@ballardspahr.com
lambm@ballardspahr.com

*Attorneys for Plaintiff/Counter-
Defendant JPMorgan Chase Bank,
N.A.*

DISTRICT COURT

CLARK COUNTY, NEVADA

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national association,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada Limited Liability company; DOES
1 through 10; and ROE BUSINESS
ENTITIES 1 through 10, inclusive;

Defendants.

CASE NO. A-13-692304-C

DEPT. NO. 8

SFR INVESTMENTS POOL 1, LLC a
Nevada limited liability company,

Counter-Claimant,

vs.

JPMORGAN CHASE BANK N.A.,
NATIONAL ASSOCIATION, a national
association; ROBERT M. HAWKINS, an
individual; CHRISTINE V. HAWKINS, an
individual; DOES 1 10; and ROE
BUSINESS ENTITIES 1 through 10,
inclusive;

Counter-Defendants.

**JUDGMENT IN FAVOR OF JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION**

This is a quiet title action relating to A residential real property at 3263 Morning Springs Drive, Henderson, Nevada 89074, APN 177-24-514-043 (the "Property"). Plaintiff/counter-defendant JPMorgan Chase Bank, National Association ("Chase") services a note owned by the Federal Home Loan Mortgage Corporation ("Freddie Mac"). The note is secured by a Deed of Trust recorded against the Property in the Official Records of the Clark County Recorder on June 12, 2006 as Instrument 20060612-0003526 (together with the note, the "Loan"). On March 1, 2013, Nevada Association Services, Inc. conducted a foreclosure sale of the Property on behalf of the Pebble Canyon Homeowners Association (the "HOA Sale"). The highest bidder at the HOA Sale was defendant/counter-claimant SFR Investments Pool 1, LLC ("SFR"). SFR asserts that the HOA Sale extinguished the Deed of Trust while Chase asserts that the Deed of Trust survived.

On April 13, 2018, Chase and SFR both moved for summary judgment. Chase argued, among other things, that 12 U.S.C. § 4617(j)(3) preempted NRS 116.3116 and prevented the HOA Sale from extinguishing the Deed of Trust because Freddie Mac owned the Loan at the time of the sale. On May 4, 2018, SFR filed a motion to strike certain documents cited in Chase's summary judgment motion pursuant to N.R.C.P. 16.1(a)(1)(A)(ii). On June 5, 2018, the Court held a hearing on the summary judgment motions and the motion to strike. On August 15, 2018, the Court entered Findings of Fact and Conclusions of Law and Judgment in favor of SFR Investments Pool 1, LLC (the "FFCL"). In the FFCL, the Court held that Chase's quiet title claim against SFR was a tort claim within the meaning of 12 U.S.C. § 4617(b)(12)(A) and was therefore barred by the three-year limitations period of 12 U.S.C. § 4617(b)(12)(A)(ii)(I). The Court therefore granted SFR's summary judgment motion and denied Chase's summary judgment motion. The Court also granted SFR's motion to strike. The Court

1 entered a judgment quieting title in favor of SFR and holding that the Deed of Trust
2 was extinguished by the HOA Sale.

3 Chase appealed the FFCL to the Nevada Supreme Court, which reversed the
4 FFCL and remanded with instructions in an Opinion filed October 29, 2020. The
5 Supreme Court held that Chase's quiet title claim was a contract claim within the
6 meaning of 12 U.S.C. § 4617(b)(12)(A) and was therefore timely under the six-year
7 limitations period of 12 U.S.C. § 4617(b)(12)(A)(i)(I). The Supreme Court affirmed this
8 Court's decision granting SFR's motion to strike, but noted that evidence not implicated
9 by the motion to strike independently establishes that Freddie Mac owned the Loan at
10 the time of the HOA Sale. Therefore, the Supreme Court held, Chase is entitled to
11 summary judgment. The Nevada Supreme Court remanded the case with instructions
12 to enter judgment for Chase.

13 For these reasons,

14 **IT IS ORDERED, ADJUDGED, AND DECREED** that the Findings of Fact and
15 Conclusions of Law in Favor of SFR Investments Pool 1, LLC filed August 15, 2018 are
16 vacated.

17 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that the March 1,
18 2013 foreclosure sale of the property located at 3263 Morning Springs Drive,
19 Henderson, Nevada 89074, APN 177-24-514-043 (the "Property"), held by Nevada
20 Association Services, Inc. on behalf of Pebble Canyon Homeowners Association, did not
21 extinguish the Deed of Trust recorded in the Official Records of the Clark County
22 Recorder on June 12, 2006 as Instrument Number 20060612-0003526 (the "Deed of
23 Trust").

24 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that the Deed of
25 Trust is a valid encumbrance against the Property.

26 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that title to the
27 Property is quieted in the name of SFR Investments Pool 1, LLC, subject to the Deed
28 of Trust.

1 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that the clerk shall
2 close this case, subject to any proceedings to fix costs.

Dated this 9th day of June, 2021



3 **IT IS SO ORDERED.**

4 Dated: June ____, 2021.

**B7A CF7 9EF1 7E87
Jessica K. Peterson
District Court Judge**

DISTRICT COURT JUDGE

Submitted by:	Approved as to form by:
BALLARD SPAHR LLP	KIM GILBERT EBRON
By: <u>/s/ Matthew D. Lamb</u> Abran E. Vigil Nevada Bar No. 7548 Matthew D. Lamb Nevada Bar No. 12991 1980 Festival Plaza Drive, Suite 900 Las Vegas, Nevada 89135	By: <u>/s/ Jacqueline A. Gilbert</u> Diana S. Ebron Nevada Bar No. 10580 Jacqueline A. Gilbert Nevada Bar No. 10593 7625 Dean Martin Drive, Suite 110 Las Vegas, Nevada 89139
<i>Counsel for Plaintiff/Counter-Defendant JPMorgan Chase Bank, N.A.</i>	<i>Counsel for Defendant/Counter- Claimant SFR Investments Pool 1, LLC</i>

Carlton, Mary Kay (LV)

From: Lamb, Matthew D (DC)
Sent: Wednesday, June 9, 2021 4:37 PM
To: Carlton, Mary Kay (LV)
Subject: Fwd: Re: Proposed Judgment - Chase v. SFR / No. A-13-692304-C / Hawkins / 3263 Morning Springs Drive

Matthew D. Lamb

Ballard Spahr
LLP

1909 K Street, NW, 12th Floor
Washington, DC 20006-1157
202.661.7617 DIRECT

704.747.2628 MOBILE | lambm@ballardspahr.com
VCARD

www.ballardspahr.com

----- Forwarded message -----

From: Jackie Gilbert <jackie@kgelegal.com>
Date: Jun 9, 2021 7:15 PM
Subject: Re: Proposed Judgment - Chase v. SFR / No. A-13-692304-C / Hawkins / 3263 Morning Springs Drive
To: "Lamb, Matthew D (DC)" <LambM@ballardspahr.com>
Cc: Diana Ebron <diana@kgelegal.com>, Karen Hanks <karen@kgelegal.com>, "Vigil, Abran E. (LV)" <VigilA@ballardspahr.com>

⚠ EXTERNAL

Please take Karen off the signature block and you may submit with my e-signature.
Jackie

Jacqueline A. Gilbert
Jackie@kgelegal.com
(702)400-4130

Sent from my iPhone

On Jun 9, 2021, at 5:31 PM, Lamb, Matthew D <LambM@ballardspahr.com> wrote:

Good afternoon—we are following up on this proposed judgment since the deadline to submit it to the court is tomorrow.

Thanks,

Matthew D. Lamb
Ballard Spahr
LLP

1909 K Street, NW, 12th Floor
Washington, DC 20006-1157
202.661.7617 DIRECT

704.747.2628 MOBILE | lambm@ballardspahr.com
VCARD

www.ballardspahr.com

From: Lamb, Matthew D (DC) <LambM@ballardspahr.com>
Sent: Friday, June 4, 2021 9:11 AM
To: Diana Ebron (diana@kgelegal.com) <diana@kgelegal.com>; Karen Hanks (karen@kgelegal.com) <karen@kgelegal.com>; Jackie Gilbert (jackie@kgelegal.com) <jackie@kgelegal.com>
Cc: Vigil, Abran E. (LV) <VigilA@ballardspahr.com>
Subject: Proposed Judgment - Chase v. SFR / No. A-13-692304-C / Hawkins / 3263 Morning Springs Drive

Good morning:

Please see attached for the proposed judgment requested by the court at the May 27 status hearing in this case and let us know if we may insert your e-signature.

Thanks,

Matthew D. Lamb
Ballard Spahr
LLP

1909 K Street, NW, 12th Floor
Washington, DC 20006-1157
202.661.7617 DIRECT

704.747.2628 MOBILE | lambm@ballardspahr.com
VCARD

www.ballardspahr.com

<Hawkins - Order Entering Summary Judgment for Chase DMWEST_41600184(1).DOCX>

1 **CSERV**

2
3 **DISTRICT COURT**
4 **CLARK COUNTY, NEVADA**

5
6 JPMorgan Chase Bank National
7 Association, Plaintiff(s)

CASE NO: A-13-692304-C

8 vs.

DEPT. NO. Department 8

9 SFR Investments Pool 1 LLC,
10 Defendant(s)

11 **AUTOMATED CERTIFICATE OF SERVICE**

12
13 This automated certificate of service was generated by the Eighth Judicial District
14 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 6/9/2021

16 Abran Vigil .

vigila@ballardspahr.com

17 Diana Cline Ebron .

diana@kgelegal.com

18 E-Service for Kim Gilbert Ebron .

eservice@kgelegal.com

19 Holly Priest .

priesth@ballardspahr.com

20 Jacqueline A. Gilbert .

jackie@kgelegal.com

21 Karen L. Hanks .

karen@kgelegal.com

22 Las Vegas Docketing .

lvdocket@ballardspahr.com

23 Lindsay Demaree .

demareel@ballardspahr.com

24 Mary Kay Carlton .

carltonm@ballardspahr.com

25 Matthew Lamb .

Lambm@ballardspahr.com

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Michael L. Sturm .	mike@kgelegal.com
Russell J. Burke .	BurkeR@ballardspahr.com
Sarah Walton .	waltons@ballardspahr.com
Tomas Valerio .	staff@kgelegal.com
KGE Legal Staff	staff@kgelegal.com
KGE E-Service List	eservice@kgelegal.com
Diana Ebron	diana@kgelegal.com
Las Vegas Intake	LVCTIntake@ballardspahr.com
Joel Tasca	tasca@ballardspahr.com
Candi Fay	candifay@kgelegal.com

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

December 04, 2014

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

December 04, 2014 8:15 AM Status Check

HEARD BY: Barker, David **COURTROOM:** RJC Courtroom 11B

COURT CLERK: Shelly Landwehr

RECORDER: Cheryl Carpenter

REPORTER:

PARTIES

PRESENT: Cline, Diana S. Attorney
Dayton, Matthew D. Attorney

JOURNAL ENTRIES

- Abran E. Vigil, Esq., present on behalf of Plaintiff.

Upon Court's inquiry, Mr. vigil stated he would be substituting in for Plaintiff. Ms. Cline stated cross-Defendants, Christine and Robert Hawkins, had been dismissed and she was present on behalf of Defendant SFR Investments Pool 1 LLC. COURT SO NOTED.

Court stated the procedural history and inquired regarding the summary judgment motion. Mr. Vigil requested a continuance. Ms. Kline objected, stating Plaintiff could withdraw the motion without prejudice and renotice. No objection by Mr. Vigil. COURT SO ORDERED.

Ms. Kline stated she would submit a Joint Case Conference Report to the Discovery Commissioner. COURT NOTED parties can move forward.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

August 11, 2015

A-13-692304-C	JPMorgan Chase Bank National Association, Plaintiff(s)
	vs.
	SFR Investments Pool 1 LLC, Defendant(s)

August 11, 2015 10:30 AM Motion to Coordinate

HEARD BY: Bare, Rob **COURTROOM:** RJC Courtroom 03C

COURT CLERK: Billie Jo Craig

RECORDER: Carrie Hansen

REPORTER:

**PARTIES
PRESENT:**

JOURNAL ENTRIES

- DEFENDANT'S MOTION FOR PRE-TRIAL COORDINATION ON ORDER SHORTENING TIME

Attorneys Edgar Smith, Richard Vilkin, Diana Cline, Karen Hanks present.
Sign-up sheets Left Side Filed in A662394: Robert Anderlik, Taylor Anello, Thomas N. Beckom, Jonathan D. Blum, Darren Brenner, Michael Brooks, Diana Cline, Britannica Collins, Chelsea Crowton, Peter Dunkley, Jessica Friedman, Charles Geisendorf, David Gluth, Karen Hanks, Joshua O. Igeleke, Michael Li, Steven Loizzi Jr., Elizabeth Lowell, Erica D. Loyd, Matthew McAlonis, David J. Merrill, Patrick Orme, Robin Perkins, Benjamin Petiprin (appeared telephonically), Edgar C. Smith, Kevin S. Soderstrom, Ashlie Surer, Abe Vigil, Richard Vilkin, Shawn Walkenshaw, David Winterton.

Upon inquiry of the Court, Ms. Hanks advised the Motion was filed and heard in this Court as this Court had the lowest case number. Colloquy regarding coordinating the HOA cases as to Discovery, Trials, and witness availability. Counsel suggested a more specific Case Management Plan for a Special Discovery Master to deal with these cases as the various District Court Judges thoughts vary. Court noted he talked briefly with Chief Judge David Barker and Chief Civil Judge Betsy Gonzalez. The Court noted Court Administration would be interested in addressing this issue. Court inquired if Ms. Hanks would be the point of contact, and she advised she would. She provided her E-mail address:

Karen@hkimlaw.com

Statement by Mr. Vilkin regarding having a meeting first to determine what counsel will agree on as to the Case Management Plan.

Statements from Attorney Surur regarding coordination for Discovery procedures and noted her two cases where one was Dismissed and the other was pending a Motion to Dismiss where the Court had no jurisdiction.

Statements from Attorney Brooks, who had multiple cases, regarding setting deadlines for counsel to submit a plan to in-house counsel, which may take 2 to 3 weeks.

Attorney Brenner advised a Case Management Plan would first be needed as there are 10 different banks and in-house counsel. He would then be in a position to respond.

COURT ORDERED, Ms. Hanks to submit a Proposed Case Management Plan to counsel by 8/25/15. Counsel to respond by 9/29/15. Matter SET for Status Check: Proposed Case Management Plan to determine when a Continued Hearing on this Motion to Coordinate to be heard.

9/1/15 10:30 AM STATUS CHECK: PROPOSED CASE MANAGEMENT PLAN
(IN A662394 ONLY)

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

March 08, 2016

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

March 08, 2016

9:00 AM

Motion

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building Courtroom -
11th Floor

COURT CLERK: Theresa Lee

RECORDER:

REPORTER:

PARTIES

PRESENT: Priest, Holly A.

Attorney

JOURNAL ENTRIES

- Court noted that this is Pltf's unopposed Motion for Leave to Amend Complaint. The Court was waiting for something to come in; however, nothing has been received to date. Therefore, COURT ORDERED, motion GRANTED. Order submitted and signed in open court.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

June 09, 2016

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

June 09, 2016 9:00 AM Status Check

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building Courtroom - 11th Floor

COURT CLERK: Louisa Garcia

RECORDER:

REPORTER: Bill Nelson

PARTIES

PRESENT: Heidari, Saman R. Attorney
Priest, Holly A. Attorney

JOURNAL ENTRIES

- Court provided trial procedures handout to counsel. Upon Court's inquiry, Ms. Priest stated discovery was completed with some caveats: the deposition of SFR has not yet taken place as there is a motion for a protective order set before Commissioner Beecroft on the 13th. There is outstanding discovery due to that motion practice and dispositive motions are set for July 1. Counsel stated the outcome of that hearing could impact the dispositive motion deadline, and proposed pushing out the dispositive motion deadlines and trial date. Court advised procedurally it has to be addressed by the discovery commissioner. Court suggested that counsel have a Stipulation and Order prepared depending on what Commissioner Beecroft's decision is. Further advised counsel to bring their calendars to the Pre-Trial Conference as well as the schedules of their key witnesses to be able to pick the best dates on that stack. COURT ORDERED, trial date STANDS at this time.

Topic #15, corporate investment structure, only as to this case;

Topic #16, SFR's relationship to other SFR entities, as it relates to the sale in this case;

Topic #23, post-sale, any attempts to lease, and/or sell the property; i.e., tenants is not relevant;
Protected

Topic #24, communication between SFR and any tenant of the property from the time of the sale to present is not relevant; Protected;

Topic #21, preparation for the HOA sale, inquiry not allowed; Protected;

Topic #26, Declaration of Value form; counsel can ask did you prepare a declaration of value, who prepared the declaration of value, who maintains the declaration of value; but not the legal affect;
Granted in part;

Topic #25, related to SFR's involvement in the drafting, preparation or recording of the lien, notice of default, notice of sale and/or foreclosure deed, inquiry was not contested by Plaintiff.

Mr. Vigil to prepare the Report and Recommendations, and Ms. Hanks to approve as to form and content. A proper report must be timely submitted to ADR Discovery Commissioner within 10 days of the hearing. Otherwise, counsel will pay a contribution. Mr. Vigil to appear at status check hearing to report on the Report and Recommendations unless otherwise advised by ADR Discovery Commissioners office.

07/11/16 2:00 p.m. Status Check: Compliance - Report and Recommendations

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

August 09, 2016

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

August 09, 2016

9:00 AM

All Pending Motions

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building Courtroom -
11th Floor

COURT CLERK: Natalie Ortega

RECORDER:

REPORTER: Bill Nelson

PARTIES

PRESENT: Hanks, Karen Attorney
 Priest, Holly A. Attorney
 Vigil, Abran E. Attorney

JOURNAL ENTRIES

- SFR INVESTMENTS POOL 1, LLC'S MOTION FOR SUMMARY JUDGMENT...JPMORGAN CHASE BANK NA'S MOTION TO EXTEND DISPOSITIVE MOTION DEADLINE AND CONTINUE TRIAL...PRE-TRIAL CONFERENCE

Discussions regarding SFR decision, H.E.R.A, and Shadow Wood. Further discussions regarding the bankruptcy case.

Court noted it was necessary to know whether the property was surrendered in the bankruptcy, because it would effects the time for running an appeal. Upon Court's inquiry, Ms. Hanks advised, in April 23, 2014, the homeowners were dismissed from the action without prejudice. Court noted the suit was strictly between SFR and JP Morgan. Court further noted this was fully dispositive, and a final judgment between the remaining parties. COURT stated FINDINGS and ORDERED SFR Investments Pool 1, LLC's Motion for Summary Judgment GRANTED; JPMorgan Chase Bank NA's Motion to Extend Dispositive Motion Deadline and Continue Trial MOOT. Ms. Hanks to prepare and submit the order; opposing counsel to review as to form and content. Counsel directed to submit the order to chambers within 10 days from today, pursuant to EDCR 7.21. COURT noted future hearings

A-13-692304-C

VACATED.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

August 23, 2016

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

August 23, 2016

9:00 AM

Motion

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building Courtroom -
11th Floor

COURT CLERK: Phyllis Irby

RECORDER:

REPORTER:

PARTIES

PRESENT: Clayton, Zachary Attorney
Priest, Holly A. Attorney

JOURNAL ENTRIES

- Ms. Priest informed the Court parties have come to an agreement. COURT ORDERED, MATTER SETTLED. Order signed.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

January 26, 2017

A-13-692304-C	JPMorgan Chase Bank National Association, Plaintiff(s) vs. SFR Investments Pool 1 LLC, Defendant(s)
---------------	---

January 26, 2017

9:00 AM

Motion

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building Courtroom -
11th Floor

COURT CLERK: Katrina Hernandez

RECORDER:

REPORTER:

PARTIES

PRESENT:	Demaree, Lindsay C	Attorney
	Gilbert, Jacqueline	Attorney

JOURNAL ENTRIES

-- Court stated some research was done on the order that was signed. Court advised the outcome would have been the same and cited Huneycutt v. Huneycutt. Ms. Demaree advised the Court's ruling reflected the FHA insurance scheme while this is actually Freddie Mac. Court confirmed its ruling wouldn't have made a difference in terms of the outcome. Further arguments by Counsel. Court stated it is probably better off for Counsel to go through the appeal process and it can be remanded and ORDERED, motion DENIED. Ms. Demaree to prepare the order within TEN days per EDCR 7.21..

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

December 12, 2017

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

December 12, 2017 9:00 AM Further Proceedings

HEARD BY: Crockett, Jim **COURTROOM:** Phoenix Building Courtroom -
11th Floor

COURT CLERK: Katrina Hernandez

RECORDER:

REPORTER:

PARTIES

PRESENT: Clayton, Zachary Attorney
Shiroff, Justin Attorney

JOURNAL ENTRIES

- Mr. Clayton advised they could mirror a stipulation and order to extend discovery and noted this is a Freddie Mac case. COURT ORDERED, matter SET for status check in furtherance of the Supreme Court order and remand

1/9/18 9:00 AM STATUS CHECK: STIPULATION AND ORDER TO EXTEND DISCOVERY IN FURTHERANCE OF THE SUPREME COURT ORDER AND REMAND

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

January 09, 2018

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

January 09, 2018 9:00 AM Status Check

HEARD BY: Crockett, Jim **COURTROOM:** Phoenix Building 11th Floor
116

COURT CLERK: Katrina Hernandez

RECORDER:

REPORTER: Bill Nelson

PARTIES

PRESENT:	Gilbert, Jacqueline	Attorney
		Attorney
		Attorney
	Semper, Sylvia O.	Attorney
		Attorney

JOURNAL ENTRIES

- Court stated Counsel were given thirty days to submit a stipulation and order. Ms. Semper advised it was circulated but Defense Counsel refused to sign the extension on discovery and argued they had previously agreed to do so. Court noted this is not one that is being managed by Floyd Hale. Comments by Ms. Gilbert. Court inquired as to whether there is an agreement on the five year rule and directed Counsel to provide a stipulation and order as to that within TWO (2) weeks. As to extension of discovery, Court further SET a briefing schedule as follows: Plaintiff to file a motion to extend discovery by 1/23/18, opposition due by 1/30/18, reply due by 2/6/18, and matter SET for hearing.

2/13/18 9:00 AM PLAINTIFF S MOTION TO EXTEND DISCOVERY

Thereafter, Ms. Semper clarified as to A692202, they do not feel an extension of discovery is needed but requested a staggered dispositive motion deadline be put in place instead. COURT ORDERED,

its ruling is the same for both cases A692202 and A692304; if Counsel can agree as to discovery with regard to either case, Counsel can file a stipulation and order as it applies.

*CLERK'S NOTE: The above Minute order has been copied into A692202./kh 1-17-18

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

February 13, 2018

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

February 13, 2018	9:00 AM	Motion to Extend Discovery
-------------------	---------	-------------------------------

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building 11th Floor
116

COURT CLERK: Katrina Hernandez

RECORDER:

REPORTER: Robert Cangemi

PARTIES

PRESENT:	Gilbert, Jacqueline	Attorney
		Attorney
		Attorney
	Semper, Sylvia O.	Attorney
		Attorney

JOURNAL ENTRIES

- Court reiterated what was stated by Counsel at the 1/9/18 hearing and advised it received a stipulation and order regarding timing for trial under NRCp 41(e) but it did not sign it because there were two dates with regard to the 3 year remittitur and the 5 year date. Colloquy regarding which date applies. Ms. Gilbert suggested to stipulate to extend the five year rule and agree to the three year date.

Ms. Semper offered a briefing schedule for motions for summary judgment with Plaintiff's opening due by 3/12/18, opposition and countermotion by 3/26/18, Plaintiff's reply by 4/9/18, and SFR's reply by 4/23/18. Court stated it is fine with that.

As to extension of discovery deadlines, Ms. Semper noted they could not come to an agreement and had withdrawn the motion to extend. Ms. Gilbert added they will have to also extend dispositive

motion deadlines. Colloquy regarding issues with the stipulation. Court advised Counsel to get their motion to extend discovery deadlines back on file and noted the natural five year rule is set to expire 11/26/18.

As to A692304, Ms. Semper stated it is essentially the same issues. Court noted parties need an NRCP 41(e) stipulation and directed Counsel to do their stipulation on the dispositive motion deadline. Ms. Gilbert noted the only difference is it is a Freddie Mac case. Remittitur issue date is November 2nd.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

June 05, 2018

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

June 05, 2018

9:00 AM

All Pending Motions

HEARD BY: Crockett, Jim

COURTROOM: Phoenix Building 11th Floor
116

COURT CLERK: Katrina Hernandez

RECORDER:

REPORTER: Bill Nelson

PARTIES

PRESENT: Hanks, Karen Attorney
Semper, Sylvia O. Attorney

JOURNAL ENTRIES

- PLAINTIFF JP MORGAN CHASE BANK NA'S MOTION FOR SUMMARY JUDGMENT...DEFENDANT SFR INVESTMENTS POOL 1, LLC'S MOTION FOR SUMMARY JUDGMENT...DEFENDANT SFR INVESTMENTS POOL 1, LLC'S OPPOSITION TO JP MORGAN CHASE BANK N.A.'S MOTION FOR SUMMARY JUDGMENT AND COUNTERMOTION TO STRIKE

Court inquired as to the Hawkins defendants and whether they are still in the case and Ms. Hanks stated her guess is they would have been taken care of. Court noted the arguments of Counsel and stated its inclination. Arguments by Mr. Semper in opposition of SFR's motion and in support of their motion for summary judgment. Arguments by Ms. Hanks. Further arguments by Counsel. COURT ORDERED, SFR's motion for summary judgment GRANTED and JP Morgan Chase's motion DENIED; Countermotion to strike GRANTED. Ms. Hanks to prepare two separate orders to be submitted within TEN days after receipt of the transcript.

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

December 17, 2020

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

December 17, 2020 9:00 AM Status Check

HEARD BY: Crockett, Jim **COURTROOM:** Phoenix Building 11th Floor
116

COURT CLERK: Jill Chambers

RECORDER:

REPORTER:

PARTIES

PRESENT: Hanks, Karen Attorney
Priest, Holly A. Attorney

JOURNAL ENTRIES

- Court noted there was no order on the remand filed. Ms. Hanks stated that she filed a petition for rehearing that was still pending. COURT ORDERED, MATTER CONTINUED.

CONTINUED TO: 3/18/21 9:00 AM

**DISTRICT COURT
CLARK COUNTY, NEVADA**

Title to Property

COURT MINUTES

March 18, 2021

A-13-692304-C JPMorgan Chase Bank National Association, Plaintiff(s)
vs.
SFR Investments Pool 1 LLC, Defendant(s)

March 18, 2021 10:00 AM Status Check

HEARD BY: Peterson, Jessica K. **COURTROOM:** Phoenix Building 11th Floor
116

COURT CLERK: Dauriana Simpson

RECORDER: Nancy Maldonado

REPORTER:

PARTIES

PRESENT: Hanks, Karen Attorney
Priest, Holly A. Attorney

JOURNAL ENTRIES

- Ms. Hanks reported the parties filed a motion to stay the appeal based on a United States Supreme Court case that is pending a decision related to the FHFA. Ms. Priest concurred with Ms. Hanks representations.



EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE
NOTICE OF DEFICIENCY
ON APPEAL TO NEVADA SUPREME COURT

JACQUELINE A. GILBERT, ESQ.
7625 DEAN MARTIN DR., SUITE 110
LAS VEGAS, NV 89139

DATE: July 13, 2021
CASE: A-13-692304-C

RE CASE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. SFR INVESTMENTS POOL 1, LLC

NOTICE OF APPEAL FILED: July 9, 2021

YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- ☒ \$250 – Supreme Court Filing Fee (Make Check Payable to the Supreme Court)**
 - If the \$250 Supreme Court Filing Fee was not submitted along with the original Notice of Appeal, it must be mailed directly to the Supreme Court. The Supreme Court Filing Fee will not be forwarded by this office if submitted after the Notice of Appeal has been filed.
- ☐ \$24 – District Court Filing Fee (Make Check Payable to the District Court)**
- ☒ \$500 – Cost Bond on Appeal (Make Check Payable to the District Court)**
 - NRAP 7: Bond For Costs On Appeal in Civil Cases
 - *Previously paid Bonds are not transferable between appeals without an order of the District Court.*
- ☐ Case Appeal Statement
 - NRAP 3 (a)(1), Form 2
- ☐ Order
- ☒ Notice of Entry of Order

NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:

"The district court clerk must file appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay the district court or Supreme Court filing fee. The district court clerk shall apprise appellant of the deficiencies in writing, and shall transmit the notice of appeal to the Supreme Court in accordance with subdivision (g) of this Rule with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court shall docket the appeal in accordance with Rule 12."

Please refer to Rule 3 for an explanation of any possible deficiencies.

***Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.*

Certification of Copy

State of Nevada }
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL; CASE APPEAL STATEMENT; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; JUDGMENT IN FAVOR OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff(s),

vs.

SFR INVESTMENTS POOL 1, LLC,

Defendant(s),

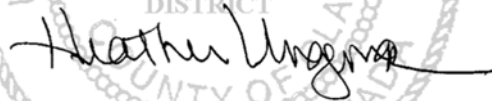
Case No: A-13-692304-C

Dept No: VIII

now on file and of record in this office.

IN WITNESS THEREOF, I have hereunto
Set my hand and Affixed the seal of the
Court at my office, Las Vegas, Nevada
This 13 day of July 2021.

Steven D. Grierson, Clerk of the Court



Heather Ungermann, Deputy Clerk