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6 Attorneys for Defendants  
 7 WELLS FARGO BANK, doing business as  
 AMERICA'S SERVICING COMPANY

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10 UNITED STATES DISTRICT COURT  
 11 NORTHERN DISTRICT OF CALIFORNIA

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13 LOLITA C. OBMERGA, an individual,  
 FILIPINO N. OBMERGA, an individual,

Case No.: C11-03151

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Plaintiffs,

**JOINT STIPULATION TO DISMISS  
 ACTION**

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vs.

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17 AMERICA'S SERVICING COMPANY,  
 NDEX WEST, LLC; WELLS FARGO BANK;  
 and DOES 1 to 20, inclusive,,

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Defendants.

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20 Pursuant to Fed. R. Civ. P. 41(a)(1), plaintiffs LOLITA C. OBMERGA and FILIPINO N.  
 21 OBMERGA and defendant WELLS FARGO BANK, doing business as AMERICA'S  
 22 SERVICING COMPANY, through their respective undersigned counsel of record, hereby  
 stipulate as follows:

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24 The entire action is hereby dismissed with prejudice. Each party shall bear their own  
 25 costs and attorneys' fees incurred in this action.

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DATED: March 13, 2012

**SEVERSON & WERSON**  
A Professional Corporation

By: /s/ Megan E. Gruber  
Megan E. Gruber  
Attorneys for Defendant  
WELLS FARGO BANK, doing business  
as AMERICA'S SERVICING  
COMPANY

DATED: March 13, 2012

**AVELINO LAW FIRM**

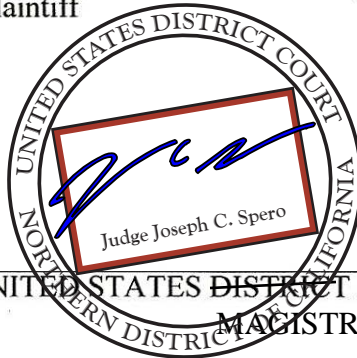
By: /s/ Kenneth A. Avelino  
Kenneth A. Avelino  
Attorney for Plaintiffs  
LOLITA C. OBMERGA and FILIPINO N.  
OBMERGA

By: [Signature]  
Filipino Obmerga  
Plaintiff

By: [Signature]  
Lolita Obmerga  
Plaintiff

IT IS SO ORDERED:

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DATED: March ~~13~~, 2012



UNITED STATES DISTRICT JUDGE  
MAGISTRATE