

1 Matthew Mellen (SBN: 233350)
 Jessica Galletta (SBN: 281179)
 2 MELLEEN LAW FIRM
 One Embarcadero Center, Fifth Floor
 3 San Francisco, CA 94111
 Telephone: (415) 315-1653
 4 Facsimile: (415) 276-1902
 email@mellenlawfirm.com

5 Attorneys for Plaintiffs
 6 RENATO SANTOS
 ARLEEN SANTOS

8 Cassandra E. Hooks (SBN 244471)
 ALSTON & BIRD LLP
 9 333 S. Hope Street, 16th Floor
 Los Angeles, CA 90071
 10 Telephone: (213) 576-1000
 Facsimile: (213) 576-1100
 11 Cassandra.hooks@alston.com

12 Attorney for Defendants
 FAY SERVICING, LLC
 13 CHRISTIANA TRUST, a division of Wilmington Savings Fund Society, F.S.B., not in its
 individual capacity but as Trustee of ARLP Trust 5
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15 **UNITED STATES DISTRICT COURT**

16 **NORTHERN DISTRICT OF CALIFORNIA - SAN FRANCISCO DIVISION**

18 RENATO SANTOS, an individual, and
 19 ARLEEN SANTOS, an individual;

20 Plaintiffs,

21 vs.

22 FAY SERVICING, LLC, a business entity;
 CHRISTIANA TRUST, a division of
 23 Wilmington Savings Fund Society, F.S.B., not
 in its individual capacity but as Trustee of
 24 ARLP Trust 5; and DOES 1 through 50,
 inclusive,

25 Defendants.
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Case No. 3:16-CV-00177-JCS

[Assigned to Joseph C. Spero]

**STIPULATION OF DISMISSAL WITH
 PREJUDICE; ~~PROPOSED~~ ORDER ON
 STIPULATION**

Action Filed: October 16, 2015
 Trial Date: None Set

1 Pursuant to Rule 41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure, Plaintiffs Renato
2 Santos and Arleen Santos (“Plaintiffs”) and Fay Servicing, LLC and Christian Trust, a division of
3 Wilmington Savings Fund Society, F.S.B. (“Defendants”), by and through their undersigned
4 counsel, stipulate and request that the above-captioned matter be dismissed in its entirety, with
5 prejudice, pursuant to the parties’ agreement in this action.

6 **IT IS SO STIPULATED.**

7
8 DATED: September 26, 2016

MELLEN LAW FIRM

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10 By: /s/ Jessica Galleta
11 Matthew D. Mellon
12 Jessica Galleta

13 Attorneys for Plaintiffs
14 RENATO SANTOS
15 ARLEEN SANTOS

16 DATED: September 26, 2016

ALSTON & BIRD LLP

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19 By: /s/ Cassandra Hooks
20 Cassandra Hooks

21 Attorney for Defendant
22 FAY SERVICING, LLC
23 CHRISTIANA TRUST, a division of Wilmington
24 Savings Fund Society, F.S.B., not in its individual
25 capacity but as Trustee of ARLP Trust 5
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ORDER ON STIPULATION

Pursuant to the joint stipulation of dismissal executed by the parties and Federal Rules of Civil Procedure 41(a)(1)(A)(ii), it is HEREBY ORDERED, ADJUDGED AND DECREED:

- The above entitled action is dismissed with prejudice;
- Each party shall bear their owns fees and costs; and
- The Court shall close its file.

IT IS SO ORDERED.

DATED: September 30, 2016



Joseph C. Spero
Chief Magistrate Judge