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9 **UNITED STATES DISTRICT COURT**

10 **CLARK COUNTY, NEVADA**

11 HSBC BANK NATIONAL ASSOCIATION,
 AS TRUSTEE FOR STRUCTURED
 12 ADJUSTABLE RATE MORTGAGE LOAN
 TRUST 2004-12,

13 Plaintiff,

14 vs.

15 STRATFORD HOMEOWNERS
 ASSOCIATION; SFR INVESTMENT POOL
 16 1, LLC; DOE INDIVIDUALS I-X, inclusive,
 and ROE CORPORATIONS I-X, inclusive,

17 Defendants.

18 **SFR INVESTMENTS POOL 1, LLC, a**
 19 **Nevada limited liability company,**

20 Counterclaimant,

21 vs.

22 HSBC BANK NATIONAL ASSOCIATION,
 AS TRUSTEE FOR STRUCTURED
 23 ADJUSTABLE RATE MORTGAGE LOAN
 TRUST 2004-12; U.S. BANK NATIONAL
 ASSOCIATION AS TRUSTEE FOR THE
 24 HOLDERS OF TERWIN MORTGAGE
 TRUST 2004-18SL, ASSET-BACKED
 25 CERTIFICATES TMTS SERIES 2004-18SL;
 NATIONSTAR MORTGAGE, LLC, a
 26 Delaware limited liability company; SHU
 QIONG XU, an individual,

27 Counterdefendants.
28

Case No. 2:15-cv-01259-JAD-BNW

**STIPULATION AND ORDER TO
 DISMISS CLAIMS AND
 COUNTERCLAIMS WITH PREJUDICE
 AS BETWEEN HSBC BANK NATIONAL
 ASSOCIATION, NATIONSTAR
 MORTGAGE, LLC, AND SFR
 INVESTMENTS POOL 1, LLC**

ECF No. 122

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**STIPULATION AND ORDER TO DISMISS CLAIMS
AND COUNTERCLAIMS WITH PREJUDICE AS BETWEEN HSBC BANK
NATIONAL ASSOCIATION AND SFR INVESTMENTS POOL 1, LLC.**

HSBC Bank National Association, as trustee for Structured Adjustable Rate Mortgage Loan Trust 2014-12 and Nationstar Mortgage LLC (“Bank”) and SFR Investments Pool 1, LLC (“SFR”) (collectively, the “Parties”), hereby stipulate and agree that all claims and counterclaims alleged against one another be dismissed with prejudice, each party to bear its own attorney’s fees and costs. Nothing in this stipulation is intended to affect SFR’s claims against Shu Qiong Xu, against whom default has been obtained [ECF No. 93], and against whom SFR intends to renew its application for default judgment.

DATED this 17th day of February, 2021.

DATED this 17th day of February, 2021.

KIM GILBERT EBRON

AKERMAN LLP

/s/ Jacqueline A. Gilbert

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Adjustable Rate Mortgage Loan Trust
2014-12 and Nationstar Mortgage LLC*

ORDER

Based on the parties' stipulation [ECF No. 122] and good cause appearing, IT IS HEREBY ORDERED that **all claims by and between HSBC Bank National Association, as trustee for Structured Adjustable Rate Mortgage Loan Trust 2014-12, Nationstar Mortgage LLC, and SFR Investments Pool 1, LLC in this action are DISMISSED with prejudice**, each party to bear its own fees and costs. SFR has until March 1, 2021, to file its renewed motion for default judgment against any remaining party.



DISTRICT COURT JUDGE

2/17/2021

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