

1 ARIEL E. STERN, ESQ.  
 Nevada Bar No. 8276  
 2 HOLLY WALKER, ESQ.  
 Nevada Bar No. 14295  
 3 AKERMAN LLP  
 4 1635 Village Center Circle, Ste. 200  
 Las Vegas, Nevada 89134  
 5 Telephone: (702) 634-5000  
 Facsimile: (702) 380-8572  
 6 Email: ariel.stern@akerman.com  
 7 Email: holly.walker@akerman.com

8 *Attorneys for U.S. Bank National*  
*Association, as Trustee for the holders of the*  
 9 *Specialty Underwriting and Residential*  
*Finance Trust, Mortgage Loan Asset-Backed*  
 10 *Certificates, Series 2006-BC3*

11 **UNITED STATES DISTRICT COURT**  
 12 **DISTRICT OF NEVADA**

13 U.S. BANK NATIONAL ASSOCIATION, AS  
 14 TRUSTEE FOR THE HOLDERS OF THE  
 SPECIALTY UNDERWRITING AND  
 15 RESIDENTIAL FINANCE TRUST,  
 MORTGAGE LOAN ASSET-BACKED  
 16 CERTIFICATES SERIES 2006-BC3,

Case No.: 2:16-cv-00571-APG-EJY

**STIPULATION AND ORDER OF  
 DISMISSAL WITH PREJUDICE**

17 Plaintiff,

18 vs.

19 SOMMERSET HOMEOWNERS  
 ASSOCIATION; ALESSI & KOENIG, LLC;  
 20 LEODEGARIO D. SALVADOR D/B/A GDS  
 FINANCIAL SERVICES,

21 Defendants.

22  
 23 In its order of July 16, 2020, this court directed the parties to confer on whether U.S. Bank was  
 24 properly substituted as a counterclaimant, and if so, whether it intends to pursue the only claim  
 25 remaining pending in this matter, the unjust enrichment counterclaim originally filed by Nationstar  
 26 Mortgage LLC against Leodegario Salvador d/b/a GDS Financial Services (**Salvador**) prior to U.S.  
 27 Bank being substituted as plaintiff. (ECF No. 101 at 7.) The parties have met and conferred, and agree  
 28 that U.S. Bank did assume the counterclaim against Salvador, but that U.S. Bank does not intend to

AKERMAN LLP

1635 VILLAGE CENTER CIRCLE, SUITE 200  
 LAS VEGAS, NEVADA 89134  
 TEL.: (702) 634-5000 – FAX: (702) 380-8572

1 pursue that claim. Therefore, pursuant to Rule 41(a)(1) of the Federal Rules of Civil Procedure, the  
2 parties jointly stipulate to dismiss the unjust enrichment claim with prejudice. The parties agree that  
3 this stipulation and order, once entered by the court, resolves all pending claims in this matter.

4 DATED this 11<sup>th</sup> day of August, 2020.

5 **AKERMAN LLP**

**LIPSON NEILSON P.C.**

6 /s/ Holly E. Walker

/s/ Amber M. Williams

7 ARIEL E. STERN, ESQ.  
8 Nevada Bar No. 8276  
9 HOLLY E. WALKER, ESQ.  
10 Nevada Bar No. 14295  
11 1635 Village Center Circle, Suite 200  
12 Las Vegas, Nevada 89134

J. WILLIAM EBERT, ESQ.  
Nevada Bar No. 2697  
AMBER M. WILLIAMS, ESQ.  
Nevada Bar No. 12301  
9900 Covington Cross Drive, Suite 120  
Las Vegas, Nevada 89144

13 *Attorneys for U.S. Bank National Association,*  
14 *as Trustee for the holders of the Specialty*  
15 *Underwriting and Residential Finance Trust,*  
16 *Mortgage Loan Asset-Backed Certificates,*  
17 *Series 2006-BC3*

*Attorneys for Sommerset Homeowners*  
*Association*

18 **LEODEGARIO D. SALVADOR D/B/A GDS**  
19 **FINANCIAL SERVICES**

20 /s/ Leodegario D. Salvador

21 LEODEGARIO D. SALVADOR  
22 33-10 31<sup>ST</sup> Avenue  
23 Astoria, NY 11106  
24 *Pro se*

25 **IT IS SO ORDERED THIS 11th day of August , 2020.**

26 

27 UNITED STATES DISTRICT COURT JUDGE

AKERMAN LLP

1635 VILLAGE CENTER CIRCLE, SUITE 200  
LAS VEGAS, NEVADA 89134  
TEL.: (702) 634-5000 – FAX: (702) 380-8572