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Attorneys for JPMorgan Chase Bank, N.A.

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

12 JPMORGAN CHASE BANK, N.A.,

13 Plaintiff,

14 vs.

15 SFR INVESTMENTS POOL 1, LLC, a
 Nevada limited liability company;
 16 MONTAGNE MARRON COMMUNITY
 ASSOCIATION, a Nevada non-profit
 17 corporation; RODRIGO J. COLOMA, an
 individual; NICOLE E. COLOMA, an
 18 individual,

19 Defendants.

Case No. 2:16-cv-02230-RFB-VCF

**STIPULATION AND ORDER TO
 DISMISS WITH PREJUDICE
 CLAIMS BETWEEN JPMORGAN
 CHASE BANK, N.A., SFR
 INVESTMENTS POOL 1, LLC, AND
 MOTAGNE MARRON COMMUNITY
 ASSOCIATION**

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

22 Counter/Cross Claimant,

23 vs.

24 JPMORGAN CHASE BANK, N.A., a
 national banking association; RODRIGO
 25 J. COLOMA, an individual,

26 Counter/Cross Defendant.

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1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-
2 Defendant/Cross-Defendant JPMorgan Chase Bank, N.A. (“Chase”),
3 Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC (“SFR”),
4 and Defendant Montagne Marron Community Association (“Montagne Marron”)
5 (collectively, the “Parties”), through their respective attorneys, stipulate as follows:

6 1. This action concerns title to real property commonly known as 11208
7 Lavandou Drive, Las Vegas, Nevada (“Property”) following a homeowner’s association
8 foreclosure sale conducted on September 26, 2012, with respect to the Property.

9 2. As it relates to the Parties, a dispute arose regarding that certain Deed
10 of Trust recorded against the Property in the Official Records of Clark County,
11 Nevada as Instrument Number 20050630-0004923 (“Deed of Trust”), and in
12 particular, whether the Deed of Trust continues to encumber the Property.

13 3. The Parties to this Stipulation have settled and agreed to release their
14 respective claims, including the Complaint and the Counter-Claim, and further
15 agreed that the claims between them, shall be DISMISSED with prejudice.

16 4. As neither Rodrigo J. Coloma nor Nicole E. Coloma appeared in this
17 action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed.
18 R. Civ. P. 41(a)(1)(A)(i).

19 5. This Stipulation shall have no effect on SFR’s cross-claim against
20 Rodrigo J. Coloma.

21 6. The Parties further stipulate and agree that the Lis Pendens recorded
22 against the Property in the Official Records of Clark County, Nevada, as Instruments
23 Number 20161207-0001917 be, and the same hereby is, EXPUNGED.

24 7. The Parties further stipulate and agree that the \$500 in security costs
25 posted by Chase on November 9, 2016 pursuant to this Court’s Order [ECF No. 16]
26 shall be discharged and released to the Ballard Spahr LLP Trust Account.

27 8. The Parties further stipulate and agree that a copy of this Stipulation
28 and Order may be recorded with the Clark County Recorder;

1 9. This case shall remain open until such time as SFR resolves its pending
2 cross-claim against Rodrigo J. Coloma, and

3 10. The Stipulating Parties in this case number 2:16-cv-02230-RFB-VCF
4 shall bear its own attorneys' fees and costs.

5 Dated: January 3, 2019

6 BALLARD SPAHR LLP

KIM GILBERT EBRON

7
8 By: /s/ Justin A. Shiroff
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13 *Attorneys for JPMorgan Chase Bank, N.A.*

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1, LLC*

14 THE CLARKSON LAW GROUP, P.C.

15
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19 *Attorney for Montagne Marron Community
Association*

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22 **IT IS SO ORDERED:**

23 

24 UNITED STATES DISTRICT JUDGE

25 DATED: January 4, 2019

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