

1 MELANIE D. MORGAN, ESQ.
 Nevada Bar No. 8215
 2 LILITH V.XARA, ESQ.
 Nevada Bar No. 13138
 3 AKERMAN LLP
 1635 Village Center Circle, Suite 200
 4 Las Vegas, NV 89134
 Telephone: (702) 634-5000
 5 Facsimile: (702) 380-8572
 Email: melanie.morgan@akerman.com
 6 Email: lilith.xara@akerman.com

7 *Attorneys for plaintiff and counter-defendant*
 8 *Bank of America, N.A.*

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

11 BANK OF AMERICA, N.A.,
 12 Plaintiff,
 13 vs.

Case No.: 2:16-cv-02759-RFB-NJK

**STIPULATION AND ORDER TO DISMISS
 ALL REMAINING CLAIMS AND
 RELEASE CASH DEPOSIT**

14 EMERALD RIDGE LANDSCAPE
 MAINTENANCE ASSOCIATION; SFR
 15 INVESTMENTS POOL 1, LLC; and RED
 16 ROCK FINANCIAL SERVICES, LLC,
 17 Defendants.

18 SFR INVESTMENTS POOL 1, LLC, a
 Nevada limited liability company,
 19 Counter/Cross Claimant,

20 vs.
 21 BANK OF AMERICA, N.A.; U.S. BANK
 22 TRUST, N.A., AS TRUSTEE FOR LSF9
 MASTER PARTICIPATION TRUST;
 23 RONALD M. RHEES, an individual;
 CAMELLIA F. PEEBLES, an individual,
 24 Counter/Counter Defendant.

26 Plaintiff and counter-defendant Bank of America, N.A. (**BANA**), defendants Emerald Ridge
 27 Landscape Maintenance Association and Red Rock Financial Services, LLC, and defendant,
 28 counterclaimant and cross-claimant SFR Investments Pool 1, LLC and stipulate to dismiss all

AKERMAN LLP

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

1 remaining claims in this action, with prejudice, each party to bear its own attorneys' fees and costs.
2 This stipulation does not affect SFR's default judgment against cross-claim defendant U.S. Bank
3 Trust, N.A., as Trustee for LSF9 Master Participation Trust, entered on March 30, 2021. (ECF No.
4 83.)

5 The parties further stipulate the cash deposits BANA tendered to the clerk on January 13,
6 2017, ECF No. 24 and February 9, 2017, ECF No. 38, shall be released to BANA c/o its counsel,
7 Lilith V. Xara, Esq., Akerman LLP, 1635 Village Center Circle, Suite 200, Las Vegas, Nevada
8 89134.

9 DATED: May 26, 2021.

10 **AKERMAN LLP**

HALL JAFFE & CLAYTON, LLP

11 /s/ Lilith V. Xara.

/s/ Ashlie L. Surur

MELANIE D. MORGAN, ESQ.
Nevada Bar No. 8215
LILITH V. XARA, ESQ.
Nevada Bar No. 13138
1635 Village Center Circle, Suite 200
Las Vegas, Nevada 89134

ASHLIE L. SURUR, ESQ.
Nevada Bar No. 11290
7425 Peak Drive
Las Vegas, Nevada 89128

15 *Attorneys for plaintiff and counter-defendant
Bank of America, N.A.*

*Attorney for defendant Emerald Ridge
Landscape Maintenance Association*

16 **KIM GILBERT EBRON**

KOCH & SCOW LLC

17 /s/ Jacqueline A. Gilbert

/s/ Steven B. Scow

DIANA CLINE EBRON, ESQ.
Nevada Bar No. 10580
JACQUELINE A. GILBERT, ESQ.
Nevada Bar No. 10593
CHANTEL M. SCHIMMING, ESQ.
Nevada Bar No. 8886
7625 Dean Martin Dr., Ste. 110
Las Vegas, Nevada 89139


DAVID R. KOCH, ESQ.
Nevada Bar No. 8830
STEVEN B. SCOW, ESQ.
Nevada Bar No. 9906
BRODY R. WIGHT, ESQ.
Nevada Bar No. 13615
11500 South Eastern Avenue, Suite 210
Henderson, Nevada 89052

22 *Attorneys for defendant, counterclaimant and
cross-claimant SFR Investments Pool 1, LLC*

Attorneys for Red Rock Financial Services, LLC

25 **IT IS SO ORDERED.**

ORDER

26 
27 **RICHARD E. BOULWARE, II**
United States District Court

28 Dated: May 30, 2021.