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

11 CITIBANK, N.A., AS TRUSTEE FOR THE  
 12 CERTIFICATE HOLDERS OF  
 STRUCTURED ASSET MORTGAGE  
 13 INVESTMENTS II, INC., BEAR STERNS  
 ALT-A TRUST, MORTGAGE PASS-  
 14 THROUGH CERTIFICATES SERIES 2006-6,  
 15  
 Plaintiff,  
 16 vs.  
 17 SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited liability company; SEVILLE  
 18 ETAGE HOMEOWNERS ASSOCIATION, a  
 Nevada non-profit corporation,  
 19  
 Defendants.  
 20

Case No. 2:16-cv-02766-JCM-VCF

**STIPULATION AND ORDER TO  
 DISMISS MORTGAGE ELECTRONIC  
 REGISTRATION SYSTEMS, INC.  
 WITHOUT PREJUDICE**

21 SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited liability company,  
 22  
 Counter/Cross Claimant,  
 23 vs.  
 24 CITIBANK, N.A., AS TRUSTEE FOR THE  
 25 CERTIFICATE HOLDERS OF  
 STRUCTURED ASSET MORTGAGE  
 26 INVESTMENTS II, INC., BEAR STERNS  
 ALT-A TRUST, MORTGAGE PASS-  
 27 THROUGH CERTIFICATES SERIES 2006-6;  
 28 MORTGAGE ELECTRONIC

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1 REGISTRATION SYSTEMS, INC., AS  
2 NOMINEE FOR REPUBLIC MORTGAGE,  
3 LLC DBA REPUBLIC MORTGAGE;  
4 FRANKIE M. ABENOJAR, an individual;  
5 JANE P. ABENOJAR, an individual,

6 Counter/Cross-Defendants.

7 Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC's ("SFR");  
8 Plaintiff/Counterdefendant Citibank, N.A., as Trustee for the Certificate Holders of Structured  
9 Asset Mortgage Investments II, Inc., Bear Sterns Alt-A Trust, Mortgage Pass-Through  
10 Certificates Series 2006-6 ("Citibank"); Cross-Defendant Mortgage Electronic Registration  
11 Systems, Inc. ("MERS"); and Defendant Seville Etage Homeowners Association ("Seville")  
12 (collectively, the "Parties"), by and through their undersigned counsel, stipulate and agree as  
13 follows:<sup>1</sup>

14 This litigation was initiated by Citibank against SFR as the Defendant. On January 30,  
15 2017, SFR asserted counter-claims against Citibank and cross-claims against MERS in its Answer  
16 to Complaint, Counterclaim and Cross-Claim (ECF No. 16).

17 MERS hereby represents that any interest that MERS had in the Property which is the  
18 subject of this litigation<sup>2</sup> was released via the Substitution of Trustee and Deed of Reconveyance,  
19 recorded in the Clark County Recorder's Office as Instrument No. 20180116-0002354. Therefore,  
20 MERS is no longer a real party in interest and disclaims any interest in the Property or any deed(s)  
21 of trust relating to the Property.

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28 <sup>1</sup> Default was entered against Cross-defendants Jane P. Abenojar and Frankie M. Abenojar on  
March 12, 2018 (ECF No. 48).

<sup>2</sup> 7024 Puetollano Drive, Las Vegas, NV 89084, Parcel No. 124-19-513-077 (the "Property").

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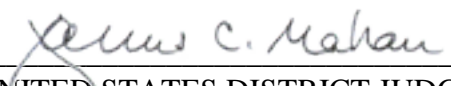
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**IT IS THEREFORE STIPULATED AND AGREED AMONG THE PARTIES THAT SFR's cross-claims against MERS shall be dismissed without prejudice, and that MERS shall be dismissed from the action, with each party to bear their own costs and fees.**

<p>Dated this <u>2nd</u> day of April, 2018.</p> <p><b>KIM GILBERT EBRON</b></p> <p><i>/s/Diana S. Ebron</i>          DIANA S. EBRON, ESQ.          Nevada Bar No. 10580          JACQUELINE A. GILBERT, ESQ.          Nevada Bar No. 10593          7625 Dean Martin Dr., Suite 110          Las Vegas, Nevada 89139  <i>Attorneys for SFR Investments Pool 1, LLC</i></p>	<p>Dated this <u>2nd</u> day of April, 2018.</p> <p><b>BALLARD SPAHR, LLP</b></p> <p><i>/s/ Justin A. Shiroll</i>          JUSTIN A. SHIROFF, ESQ.          Nevada Bar No. 12869          JOEL EDWARD TASCA, ESQ.          Nevada Bar No. 14124          100 N. City Parkway, Suite 1750          Las Vegas, NV 89106  <i>Attorneys for Citibank, N.A., as Trustee for the Certificate Holders of Structured Asset Mortgage Investments II, Inc., Bear Sterns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-6 and Mortgage Electronic Registration Systems, Inc.</i></p>
<p>Dated this <u>2nd</u> day of April, 2018.</p> <p><b>LIPSON NEILSON, P.C</b></p> <p><i>/s/ David T. Ochoa</i>          KALEB D. ANDERSON, ESQ.          Nevada Bar No. 07582          DAVID T. OCHOA, ESQ.          Nevada Bar No. 10414          9900 Covington Cross Dr., Suite 120          Las Vegas, NV 89144  <i>Attorneys for Seville Etage Homeowners Association</i></p>	

**ORDER**

IT IS SO ORDERED:

  
 UNITED STATES DISTRICT JUDGE

Dated: April 5, 2018