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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,  
  
Plaintiff,  
  
vs.  
  
SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company; THREE  
TURNBERRY PLACE, a Nevada non-profit  
corporation; JEROME ROSENBERG, an  
individual; and 2747 PARADISE, A SERIES  
OF LUCKY AMY NAN, LLC, a Nevada  
limited liability company,  
  
Counter/Cross Defendants.

Case No. 2:17-cv-00349-GMN-NJK

**STIPULATION AND ORDER DISMISSING**  
**JEROME ROSENBERG AND 2747**  
**PARADISE, A SERIES OF LUCKY AMY**  
**NAN, LLC WITHOUT PREJUDICE**

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,  
  
Counter/Cross Claimant,  
  
vs.  
  
JPMORGAN CHASE BANK, N.A.; M.G.L.  
LIVING TRUST; IMELDA B. AQUINO, an  
individual; JEROME ROSENBERG, an  
individual; and 2747 PARADISE, A SERIES  
OF LUCKY AMY NAN, LLC, a Nevada  
limited liability company,  
  
Counter-Defendant/Cross-Defendant.

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1 Cross-Defendants JEROME ROSENBERG (“Rosenberg”), an individual; and 2747  
2 PARADISE, A SERIES OF LUCKY AMY NAN, LLC, a Nevada limited liability company  
3 (“Series of Lucky”), by and through their counsel, stipulate and agree that they no longer have  
4 any interest, ownership or otherwise, in the real property commonly known as **2747 Paradise**  
5 **Road, #2602, Las Vegas, NV 89109; Parcel No. 162-09-614-146** (“Property”). Rosenberg  
6 and Series of Lucky have been informed that the Property was sold on May 15, 2014 by the  
7 foreclosure sale conducted by Nevada Association Services, Inc. (“NAS”), agent for Three  
8 Turnberry Place (“the Association”). Rosenberg and Series of Lucky further stipulate and  
9 agree that they will not contest the validity of the resulting foreclosure deed to the Association  
10 recorded in the Official Records of the Clark County Recorder, Instrument Number  
11 201405190003260, or SFR’s ownership interest in the Property.

12 Further, Plaintiff, JPMORGAN CHASE BANK, N.A. (“Chase” or “Bank”),  
13 Rosenberg and Series of Lucky stipulate and agree that Chase shall dismiss its claims against  
14 Rosenberg and Rosenberg stipulates and agrees that he will be bound by any non-monetary  
15 order of the Court and will participate in discovery as needed.

16 Based on these representations, Chase, SFR, Rosenberg and Series of Lucky stipulate and  
17 agree that Rosenberg and Series of Lucky shall be dismissed from this action without prejudice,  
18 each party to bear their own fees and costs.

19 Dated this ____ day of _____, 2017.	Dated this ____ day of _____, 2017.
20 <b>KIM GILBERT EBON</b>	<b>SMITH LARSEN &amp; WIXOM</b>
21 <u>/s/ Diana Cline Ebron</u>	<u>/s/ Christopher L. Benner</u>
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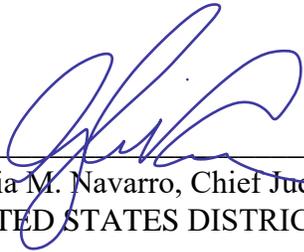
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Rosenberg and 2747 PARADISE, A SERIES  
OF LUCKY AMY NAN, LLC

**ORDER**

UPON STIPULATION of the parties, and good cause appearing therefore, it is hereby ORDERED that Cross-Defendant JEROME ROSENBERG and 2747 PARADISE, A SERIES OF LUCKY AMY NAN, LLC shall be dismissed from this action without prejudice, each party to bear its own fees and costs.

DATED this 18 day of June, 2017.

  
\_\_\_\_\_  
Gloria M. Navarro, Chief Judge  
UNITED STATES DISTRICT COURT