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10 *Attorneys for JPMorgan Chase Bank, N.A.*

11 UNITED STATES DISTRICT COURT
12 DISTRICT OF NEVADA

13 JPMORGAN CHASE BANK, N.A.,
14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a
17 Nevada limited liability company;
ELDORADO THIRD COMMUNITY
18 ASSOCIATION, a Nevada non-profit
corporation; PERRY PIERCE, an
19 individual,

20 Defendants.

Case No. 2:17-cv-00622-GMN-NJK

**STIPULATION AND ORDER TO
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
SFR INVESTMENTS POOL 1, LLC,
ELDORADO THIRD COMMUNITY
ASSOCIATION, AND ABSOLUTE
COLLECTION SERVICES, LLC
WITH PREJUDICE**

21 ELDORADO THIRD COMMUNITY
22 ASSOCIATION, a Nevada non-profit
corporation,

23 Third-Party Plaintiff,

24 vs.

25 ABSOLUTE COLLECTION SERVICES,
26 LLC, a domestic limited liability company,

27 Third-Party Defendant.

1 SFR INVESTMENTS POOL 1, LLC, a
 2 Nevada limited liability company,
 3 Counterclaimant/Cross-Claimant,
 4 vs.
 5 JPMORGAN CHASE BANK, N.A.;
 6 PERRY PIERCE, an individual,
 7 Counter-Defendant/Cross-Defendant.

8 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant
 9 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/ Cross-Claimant
 10 SFR Investments Pool 1, LLC (“SFR”), Defendant/Third-Party Plaintiff Eldorado
 11 Third Community Association (“Eldorado”), and Third-Party Defendant Absolute
 12 Collection Services, LLC (“Absolute”) (collectively, the “Parties”), through their
 13 respective attorneys, hereby stipulate as follows:

14 1. This action concerns title to real property commonly known as 818 Bear
 15 Gulch Court, North Las Vegas, Nevada (the “Property”) following a homeowner’s
 16 association foreclosure sale conducted on June 17, 2014, with respect to the Property.

17 2. As it relates to the Parties, a dispute arose regarding that certain Deed
 18 of Trust recorded against the Property in the Official Records of Clark County,
 19 Nevada as Instrument Number 20081205-0001901 (the “Deed of Trust”), and in
 20 particular, whether the Deed of Trust continues to encumber the Property.

21 3. The Parties to this Stipulation have agreed to release their respective
 22 claims, and further agreed that the claims between them, including the Complaint,
 23 Counterclaim, and Third Party Complaint shall be DISMISSED with prejudice.

24 4. As Perry Pierce appeared did not appear in this action, Chase hereby
 25 voluntarily dismisses its claims against Perry Pierce pursuant to Fed. R. Civ. P.
 26 41(a)(1)(A)(i).

27 5. This Stipulation in no way affects SFR’s cross-claim against Perry
 28 Pierce.

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1 6. The Parties further stipulate and agree that the two Lis Pendens
2 recorded against the Property in the Official Records of Clark County, Nevada, as
3 Instruments Number 20170411-0002474 and 20170804-0003000 be, and the same
4 hereby are, EXPUNGED.

5 7. The Parties further stipulate and agree that the \$500 in security costs
6 posted by Chase on June 21, 2017 pursuant to this Court's Order [ECF No. 19] shall
7 be discharged and released to the Ballard Spahr LLP Trust Account.

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

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1 9. Each party to this Stipulation (case number 2:17-cv-00622-GMN-NJK)
2 shall bear its own attorneys' fees and costs.

3 Dated: January 3, 2019

4 BALLARD SPAHR LLP

KIM GILBERT EBRON

5
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12
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19 *Attorney for Eldorado Third Community
20 Association*

*Attorney for Absolute Collection
Services, LLC*

21
22 **IT IS SO ORDERED.**

23 **DATED** this 8 day of January, 2019.

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26 
Gloria M. Navarro, Chief Judge
27 United States District Court
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