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10 *Attorney for Plaintiff/Counter/Cross-Defendants, U.S. Bank National Association, as Trustee*
 11 *for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6*

12 **UNITED STATES DISTRICT COURT**
 13 **DISTRICT OF NEVADA**

14 U.S. BANK NATIONAL ASSOCIATION, AS
 15 TRUSTEE FOR GSAA HOME EQUITY
 16 TRUST 2006-6, ASSET-BACKED
 17 CERTIFICATES SERIES 2006-6,

Case No.: 2:17-cv-01128-GMN-VCF

**STIPULATION JUDGMENT AND
 ORDER TO DISMISS ALL CLAIMS**

18 Plaintiff,

19 vs.

20 SFR INVESTMENTS POOL 1, LLC; and
 21 INDEPENDENCE II HOMEOWNERS'
 22 ASSOCIATION,

23 Defendants.

24 SFR INVESTMENTS POOL I, LLC

25 Counter/Cross-Claimant,

26 vs.

27 U.S. BANK NATIONAL ASSOCIATION, AS
 28 TRUSTEE FOR GSAA HOME EQUITY
 TRUST 2006-6, ASSET-BACKED
 CERTIFICATES SERIES 2006; MORTGAGE
 ELECTRONIC REGISTRATION SYSTEMS,
 INC., AS NOMINEE BENEFICIARY FOR
 ASTORIA FINANCIAL, LLC; ASHLEY
 THOMPSON, an individual

Counter/Cross-Defendants.

STIPULATION JUDGMENT AND ORDER TO DISMISS ALL CLAIMS

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2 **COMES NOW**, Plaintiff/Counter/Cross-Defendants, U.S. Bank National Association, as
3 Trustee for GSAA Home Equity Trust 2006-6, Asset-Backed Certificates Series 2006-6 (“US
4 Bank”); Defendant/Counter/Cross-Claimant, SFR Investments Pool 1, LLC (“SFR”); and
5 Defendant, Independence II Homeowners Association (“HOA”) (collectively “the Parties”), by
6 and through their attorneys of record, hereby stipulate as follows:
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- 8 1. This action concerns title to real property commonly known as 9329 Leisel Avenue,
9 Las Vegas, Nevada 89148 (“Property”) APN # 176-08-118-008 following a
10 homeowner’s association foreclosure sale conducted on May 18, 2011, with respect
11 to the Property described as follows:
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13 **Parcel I:**

14 Lot 572 in Block 10 of Quartersprings - Unit 2, as shown by map thereof on
15 file in Book 122 of Plats, Page 04, in the Office of the County Recorder of
Clark County, Nevada.

16 Reserving therefrom an easement for private streets and common areas as
17 shown and delineated on said map.

18 **Parcel II:**

19 An easement for ingress and egress over private streets and common areas as
20 shown and delineated on said map.

- 21 2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust
22 recorded against the Property in the Official Records of Clark County, Nevada as
23 Instrument Number 20051222-0001429 (“Deed of Trust”), and in particular, whether
24 the Deed of Trust continues to encumber the Property.
25 3. This Stipulation and Order is the result of a compromise resolution of this action and
26 shall not constitute or be construed as an admission of the facts or legal conclusions at
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issue in this action, or an admission as to the validity of the allegations in future actions.

4. With respect to this dispute, the Parties have entered into a confidential settlement agreement pursuant to which the Parties shall enter into this Stipulated Judgment to Quiet Title exclusively to SFR free and clear of any estate, claim or right held by US Bank which shall be recorded in the real property records of Clark County, Nevada.
5. U.S. Bank expressly reserves all rights and interests in the loan secured by the Deed of Trust, as well as its claims against the original borrower, Ashley Thompson, including but not limited, any actions to seek a deficiency judgment.

6. The Parties have resolved all of their claims and disputes, and stipulate and agree to the dismissal of all claims among them with prejudice, with each party to bear its own costs and attorneys' fees.

IT IS SO STIPULATED.

DATED this 9th day of July, 2020.
WRIGHT, FINLAY & ZAK, LLP

DATED this 9th day of July, 2020.
KIM GILBERT EBRON

/s/ R. Samuel Ehlers
R. Samuel Ehlers, Esq.
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DATED this 9th day of July, 2020.
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Homeowners Association*

ORDER

IT IS HEREBY ORDERED that the above Stipulation for Dismissal of All Claims, (ECF No. 77), is **GRANTED**. Accordingly, the Status Conference set for July 10, 2020, is **VACATED**.

DATED this 9 day of July, 2020.



Gloria M. Navarro, District Judge
United States District Court