

ZIEVE, BRODNAX & STEELE, LLP

Shadd A. Wade, Esq.

Nevada Bar 11310

J. Stephen Dolembro, Esq.

Nevada Bar 9795

3753 Howard Hughes Parkway, Suite 200

Las Vegas, Nevada 89169

Tel: (702) 948-8565

Fax: (702) 446-9898

swade@zbslaw.com

sdolembro@zbslaw.com

Attorneys for Plaintiff U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR GSR MORTGAGE
LOAN TRUST 2005-AR5, a national banking
trust,

Plaintiff,

vs.

SHADOW CROSSINGS HOMEOWNERS
ASSOCIATION, a Nevada corporation; SFR
INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Defendants.

CASE NO.: 2:17-CV-02120-JAD-VCF

**STIPULATION AND ORDER TO
DISMISS DEFENDANT SHADOW
CROSSINGS HOMEOWNERS
ASSOCIATION**

ECF Nos. 10, 24

Pursuant to Federal Rule of Civil Procedure 41(a), Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2005-AR5 (hereinafter "US BANK") and Defendant SHADOW CROSSINGS HOMEOWNERS ASSOCIATION (hereinafter "SHADOW CROSSINGS"), (collectively, the "Parties"), by and through their respective counsel of record, hereby stipulate as follows:

1. On August 8, 2017, Plaintiff US BANK filed its Complaint in this action naming SHADOW CROSSINGS and other parties as defendants related to a homeowners association foreclosure sale of real property located at 47 Stockton Edge Ave., North Las Vegas, Nevada 89086; APN 124-22-810-011 (hereinafter "Property").

1 2. The Parties hereby agree that US BANK's claims against SHADOW CROSSINGS shall
2 be dismissed with prejudice, and US BANK and SHADOW CROSSINGS shall each bear its
3 own costs and fees related to this litigation.

4 3. SHADOW CROSSINGS asserts that it does not have a current ownership interest in title
5 to the Property.

6 4. SHADOW CROSSINGS specifically reserves its ongoing rights under Nevada law,
7 including NRS Chapter 116, and the governing documents, including the Covenants, Conditions
8 and Restrictions ("CC&Rs").

9 5. This dismissal does not affect any rights, claims or defenses of US BANK or SHADOW
10 CROSSINGS with respect to any other party related to the foreclosure sale of the Property.

11 **IT IS SO STIPULATED.**

12 DATED: March 8th, 2018

DATED: March 8th, 2018

13 ZIEVE, BRODNAX & STEELE, LLP

LIPSON, NEILSON, COLE, SELTZER &
14 GARIN, P.C.

15 /s/J. Stephen Dolembro, Esq. _____

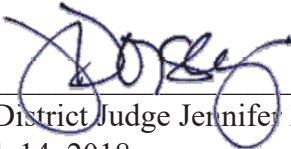
/s/Amber M. Williams, Esq. _____

16 J. Stephen Dolembro, Esq.
17 Nevada Bar 9795
18 3753 Howard Hughes Parkway, Suite 200
19 Las Vegas, Nevada 89169
20 Tel: (702) 948-8565
21 Fax: (702) 446-9898
22 sdolembro@zbslaw.com
23 *Attorneys for Plaintiff U.S. Bank National*
Association, as Trustee for GSR Mortgage
Loan Trust 2005-AR5

AMBER M. WILLIAMS, ESQ.
Nevada Bar No. 12301
9900 Covington Cross Drive, Suite 120
Las Vegas, Nevada 89144
(702) 382-1500 - Telephone
(702) 382-1512 - Facsimile
kanderson@lipsonneilson.com
awilliams@lipsonneilson.com
Attorneys for Defendant, Shadow Crossings
Homeowners Association

24 **ORDER**

25 Based on this stipulation [ECF No. 24] between fewer than all parties, which I construe as
26 a joint motion under LR 7-1, and good cause appearing, IT IS HEREBY ORDERED that **the**
27 **claims against Shadow Crossings Homeowners Association are DISMISSED** with
28 prejudice. Shadow Crossings' motion to dismiss [ECF No. 10] is **DENIED** without prejudice
as moot.



U.S. District Judge Jennifer Dorsey
March 14, 2018