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

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 12  
 13 WILMINGTON TRUST COMPANY, as  
 14 Successor to U.S. BANK NATIONAL  
 15 ASSOCIATION as Trustee for MASTR  
 16 ALTERNATIVE LOAN TRUST 2004-8  
 MORTGAGE PASS-THROUGH  
 17 CERTIFICATES, SERIES 2004-8,

CASE NO: 2:17-cv-02537-JAD-VCF

18 Plaintiff,

19 vs.

**STIPULATION AND ORDER  
 DISMISSING DONNA VILLANUEVA  
 F/K/A DONNA TAPIA**

20 YOLANDA MALAVAR-JAIMEZ, an  
 21 individual; SFR INVESTMENTS POOL 1,  
 LLC, a Nevada limited liability company;  
 22 PACIFIC VINTAGE OWNERS'  
 ASSOCIATION, a Nevada non-profit  
 23 corporation; GEORGE TAPIA, an  
 24 individual; and DONNA TAPIA, an  
 25 individual,

ECF No. 13

26 Defendants.

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1 Pursuant to Fed. R. Civ. P. 41(a), JPMorgan Chase Bank, N.A. (“Chase”), by and  
2 through its counsel of record, and Donna Villanueva f/k/a Donna Tapia (“Tapia”), in proper  
3 person, hereby stipulate and agree as follows:  
4

5 1. On September 29, 2017, Chase filed its Complaint in this action naming Tapia  
6 as a defendant.

7 2. Chase hereby agrees to voluntarily dismiss Tapia.

8 3. Although Tapia is no longer a party to this action, Chase and Tapia agree that  
9 Tapia shall be bound by, and cooperate in the enforcement of, any final judgment entered in  
10 this case, including, without limitation, any judgment entered quieting title or granting  
11 declaratory relief as between Chase and the remaining defendants, regarding their respective  
12 interests in that certain real property commonly known as 10421 Pacific Sageview Lane, Las  
13 Vegas, Nevada 89134, APN 137-24-813-126 (the “Property”).  
14

15 4. Tapia disclaims any interest in and to the Property.

16 5. Tapia further agrees to respond to any third party discovery (if any) that Chase  
17 may propound on Tapia, in accordance with any orders entered in this case and the Federal  
18 Rules of Civil Procedure.  
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