By: Kathy Givens Filed: 10/13/2023 1:08 PM

CAUSE NO. 2022-80750

JONATHAN ANDERSON,	§	IN THE DISTRICT COURT
	§	
Plaintiff,	§	
,	§	
V.	§	
	§	
J DON BONEY JR and MIKAELA	8	
INVESTMENTS LLC and U.S. BANK	-	
NATIONAL ASSOCIATION AS TRUSTEE	•	
FOR THE C BASS MORTGAGE LOAN		
ASSET BACKED CERTIFICATES	-	
SERIES 2005 CB5,	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
SERIES 2003 CBS,	8 8	80th JUDICIAL DISTRICT
Defendants.	8	ov septeme pistrici
Defendants.	8	
	8 8	
	8	
MIKAELA INVESTMENTS LLC,	§ §	
TILL 1 D DI L		
Third Party Plaintiff,	§	
	§	
v.	§	
	§	
AVT TITLE SERVICES, LLC,	§	
	§	
Third Party Defendant.	§	HARRIS COUNTY, TEXAS

JOINT NOTICE OF NONSUIT BY THIRD-PARTY PLAINTIFF MIKAELA INVESTMENTS LLC AND THIRD-PARTY DEFENDANT AVT TITLE SERVICES, LLC

Third-Party Plaintiff Mikaela Investments LLC ("Mikaela Investments") and Third-Party Defendant AVT Title Services, LLC ("AVT") (and together with Mikaela Investment, "the Moving Parties"), pursuant to their settlement, file this their Joint Notice of Nonsuit in the above-entitled and numbered cause, and would respectfully show the Court as follows:

I. NOTICE OF NONSUIT

The Moving Parties no longer desire to pursue their respective claims against each other in this suit. The Parties hereby hereby request that this Court enter an Order of Nonsuit with

prejudice to the refiling of all of the claims that Mikaela Investments has filed herein against AVT and the claims that AVT has filed herein against Mikaela Investments.

WHEREFORE, PREMISES CONSIDERED, the Parties request that the Court enter an Agreed Order of Nonsuit in accordance with the terms set forth herein.

Respectfully submitted,

By: /s/ Mark D. Cronenwett

MARK D. CRONENWETT

State Bar No. 00787303

mcronenwett@mwzmlaw.com

MACKIE WOLF ZIENTZ & MANN, P. C.

14160 North Dallas Parkway, Suite 900 Dallas, TX 75254

Telephone: (214) 635-2650 Facsimile: (214) 635-2686

Investments LLC

Attorneys for Third-Party Defendant AVT Title Services, LLC

By: /s/ George W. Dana
GEORGE W. DANA
State Bar No. 05351500
gwdana@aol.com
1560 W. Bay Area Blvd., Ste. 323
Friendswood, TX 77546
Attorneys for Third-Party Plaintiff Mikaela

CERTIFICATE OF SERVICE

The undersigned certifies that on October 13, 2023, a true and correct copy of the foregoing document was delivered to the following via Electronic Case Notification:

James H. Miller, Esq jitmiller@outlook.com P.O. Box 540848 Houston, Texas 77254

1560 W. Bay Blvd., Suite 323 Friendswood, Texas 7754

George W. Dana, Esq. gwdana@aol.com

Margaret J. Phe Margaret.phe@fnf.com Gregory Brewer Gregory.Brewer@fnf.com Gregory Brewer 6900 Dallas Parkway, Suite 610 Plano, Texas 75024 Alexis del Rio adelrio@mcglinchey.com Brian A. Paino bpaino@mcglinchey.com McGlinchey Stafford 6688 N. Dallas Central Expressway Suite 400

Dallas, Texas 75206

/s/ Mark D. Cronenwett
MARK D. CRONENWETT

THIRD-PARTY DEFENDANT AVT TITLE SERVICES, LLC'S ORIGINAL ANSWER AND VERIFIED DENIAL PAGE 3

Automated Certificate of eService

This automated certificate of service was created by the efiling system. The filer served this document via email generated by the efiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Janay Breckenridge on behalf of Mark Cronenwett

Bar No. 787303

jbreckenridge@mwzmlaw.com

Envelope ID: 80574632

Filing Code Description: Notice

Filing Description: Joint Notice of Non Suit Status as of 10/13/2023 1:21 PM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
James G. Minerve	24008692	jgm@minervelaw.com	10/13/2023 1:08:36 PM	SENT
James HMiller		jitmiller@outlook.com	10/13/2023 1:08:36 PM	SENT
George W. Dana	5351500	Gwdana@aol.com	10/13/2023 1:08:36 PM	SENT
Brian A.Paino		bpaino@mcglinchey.com	10/13/2023 1:08:36 PM	SENT
Alexis Del Rio		adelrio@mcglinchey.com	10/13/2023 1:08:36 PM	SENT
Gregory Brewer		gregory.brewer@fnf.com	10/13/2023 1:08:36 PM	SENT
Caitlyn BPerrin		caitlyn.perrin@fnf.com	10/13/2023 1:08:36 PM	SENT
Margaret Phe		margaret.phe@fnf.com	10/13/2023 1:08:36 PM	SENT