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10 **UNITED STATES DISTRICT COURT**
 11 **CENTRAL DISTRICT OF CALIFORNIA**

12 FEDERAL NATIONAL MORTGAGE
 13 ASSOCIATION,

Case No.: CV 13-01990 DDP (JEMx)

14 Plaintiff,

15 vs.

**JUDGMENT CANCELLING
 INSTRUMENT AND QUIETING TITLE**

16 SOKHA PECH; DAVID ALAN
 17 BOUCHER; AND DOES 1
 18 THROUGH 25, INCLUSIVE and
 19 DOES 1-10 inclusive,

20 Defendants.

21
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 23 After consideration of Plaintiff Federal National Mortgage Association's
 24 ("Plaintiff") Motion for Entry of Default Judgment, the papers filed in support of the
 25 Motion, and any other relevant and pertinent information related thereto, the Motion for
 26 Entry of Default Judgment is GRANTED, and Judgment is entered in favor of Plaintiff
 27 and against Defendants Sokha Pech and David Alan Boucher (collectively
 28 "Defendants"), as follows:.

1 1. The Court hereby declares and adjudges that Plaintiff is the true and lawful
2 owner of the real property commonly known as 4518 Ranger Avenue, El Monte,
3 California 91731 (the "Subject Property") to the exclusion of any purported interest
4 claimed by Defendants;

5 2. The Court hereby further declares and decrees that the Grant Deed to
6 Defendant Sokha Pech, recorded on August 6, 2012, as Instrument no. 20121162798, in
7 the Official Records of Los Angeles County, is VOID, *ab initio*, and is ordered cancelled
8 and expunged from the Official Records of the County of Los Angeles and shall not
9 impart constructive notice of its contents or in any manner impact title to the Subject
10 Property;

11 3. The Court finds that the recordation and filing of the Grant Deed described
12 in paragraph 2 above was done with malice and with intent to injure Plaintiff by creating
13 a cloud upon Plaintiff's ownership interest in and to the Subject Property as there was no
14 legal or factual basis under which Defendants could have lawfully recorded or filed said
15 document;

16 4. Plaintiff shall have and recover from Defendants, it's reasonable attorney
17 fees incurred in removing the cloud upon title caused by Defendants' action in recording
18 the invalid document described in paragraph 2 above in the sum of \$5,508.72;

19 5. The Court hereby further declares and decrees that Defendants are hereby
20 enjoined and restrained from recording any further documents against title to the Subject
21 Property, which is legally described as follows:

22 Lot 85 of Tract No. 17231, in the City of El Monte, County of Los Angeles,
23 State of California, as per map recorded in Book 504, pages 1 and 2 of Maps,
24 in the Office of the County Recorder of said County.

25
26 Date: September 10, 2013



US District Judge