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JS-6

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

FEDERAL HOME LOAN  
MORTGAGE CORPORATION,  
Plaintiff,

Case No. CV13-04551-MWF (MRWx)

**JUDGMENT**

v.

DONN A. SARINO; EDERLINE M.  
SARINO; CANDELARIA VALDEZ;  
ERIKA OCHOA; MARIA T.  
ESPARZA; LORNA MARIE  
NORMANDY; LAND  
INVESTMENTS-01, AN ENTITY  
OF UNKNOWN CHARACTER;  
MILLENIUM PROPERTIES, INC.;  
DAVID SHALET LIPPMA; ALL  
PERSONS UNKNOWN CLAIMING  
ANY LEGAL OR EQUITABLE  
RIGHT, TITLE, ESTATE, LIEN OR  
INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT  
ADVERSE TO PLAINTIFF'S  
TITLE, OR ANY CLOUD ON  
PLAINTIFF'S TITLE THERETO;  
and DOES 1 through 10 inclusive,  
Defendants.

MILLENIUM PROPERTIES, INC.,  
Cross-Claimant,

v.

DONN A. SARINO; EDERLINE M.  
SARINO; CANDELARIA VALDEZ,  
ERIKA OCHOA; MARIA T.  
ESPARZA; LORNA MARIE  
NORMANDY; LAND; FEDERAL  
HOME LOAN MORTGAGE  
CORPORATION  
Cross-Defendants

1 Having reviewed the Stipulation between Plaintiff/Cross-Defendant Federal  
2 Home Loan Mortgage Corporation, Defendants Donn A. Sarino; Ederline M. Sarino;  
3 David Shalet Lippman erroneously sued as David Shalet Lippma; Defendant/Cross-  
4 Complainant Millenium Properties, Inc.; and having reviewed the default judgment  
5 request against Defendants Land Investments-01; Candelaria Valdez; Erika Ochoa;  
6 Maria T. Esparza; and All Persons Unknown Claiming Any Legal or Equitable  
7 Right, Title, Estate, Lien or Interest in the Property Described in the Complaint  
8 Adverse to Plaintiff's Title, or Any Cloud on Plaintiff's Title Thereto, the Court rules  
9 as follows:

10 This Court's judgment pertains to real property commonly known as 1914  
11 Pattiz Ave., Long Beach, California ("Subject Property"). The legal description for  
12 the Subject Property is:

13 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE  
14 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS  
DESCRIBED AS FOLLOWS:

15 LOT 378 OF TRACT NO 17703, IN THE CITY OF LONG BEACH,  
16 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 466, PAGE(S) 13 TO 23 INCLUSIVE OF MAPS, IN  
17 THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

18 EXCEPTING THEREFROM, ALL OIL, OIL RIGHTS, NATURAL GAS  
19 RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON  
SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER,  
20 CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT  
RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER  
21 UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE  
SUBSURFACE LYING ABOVE A DEPTH OF 50 FEET, AS EXCEPTED  
22 OR RESERVED BY DEED RECORDED NOVEMBER 21, 1947 AS  
INSTRUMENT NO 1923, IN BOOK 25435 PAGE 360 AND  
23 MODIFICATION RECORDED MAY 29, 1952 AS INSTRUMENT NO 1355  
IN BOOK 39045 PAGE 382, AND RECORDED MAY 29, 1952 AS  
24 INSTRUMENT NO 1356 IN BOOK 39645 PAGE 416, ALL OF OFFICIAL  
RECORDS.

25 Full Parcel/APN 1: 7235-026-028

26 IT IS HEREBY ORDERED that the Cross-Complaint filed by Millenium  
27 Properties, Inc. is dismissed with prejudice.

28 IT IS HEREBY FURTHER ORDERED that the Complaint filed by David

1 Shalet Lippman filed in the Los Angeles County Superior Court as Case Number  
2 NC058945, and removed to this Court on September 18, 2013 is dismissed with  
3 prejudice.

4 IT IS HEREBY FURTHER ORDERED that the 2005 Deed of Trust recorded  
5 in the Los Angeles County Recorder's Office on December 29, 2005 as Instrument  
6 Number 05-3212286 is a valid encumbrance against the Subject Property with an  
7 effective date of December 29, 2005.

8 IT IS HEREBY FURTHER ORDERED that the Trustee's Deed Upon Sale  
9 recorded in the Los Angeles County Recorder's Office on August 29, 2012 as  
10 Instrument Number 20121293757 is cancelled *nunc pro tunc*.

11 IT IS HEREBY FURTHER ORDERED that the Grant Deed recorded in the  
12 Los Angeles County Recorder's Office on September 19, 2012 as Instrument  
13 Number 20121410619 is hereby cancelled *nunc pro tunc* and deemed void *ab initio*.

14 IT IS HEREBY FURTHER ORDERED that the Grant Deed recorded in the  
15 Los Angeles County Recorder's Office on November 29, 2012 as Instrument  
16 Number 20121815796 is hereby cancelled *nunc pro tunc* and deemed void *ab initio*.

17 IT IS HEREBY FURTHER ORDERED that the Deed of Trust recorded in the  
18 Los Angeles County Recorder's Office on November 29, 2012 as Instrument  
19 Number 20121815797 is hereby cancelled *nunc pro tunc* and deemed void *ab initio*.

20 **IT IS SO ORDERED.**



21  
22 DATED: June 22, 2015

23 MICHAEL W. FITZGERALD  
24 United States District Court Judge