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JS-6

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12 UNITED STATES DISTRICT COURT  
 13 CENTRAL DISTRICT OF CALIFORNIA  
 14 WESTERN DIVISION

15 CALIFORNIA TD SPECIALISTS,  
 16 Petitioner

v.

18 UNITED STATES,

Case No.: 2:15-cv-8296 JFW(Ex)

Final judgment and order for  
distribution

20 Based on the stipulation between California TD Specialists, Petitioner;  
 21 Ronald Lightbourne, Claimant; Lois Lightbourne, Claimant, Leonard  
 22 Lightbourne, Claimant; and the United States of America, Claimant; and for  
 23 good cause shown, the Court makes the following findings:

- 25 1. This is an interpleader action regarding surplus proceeds arising  
 26 from the non-judicial sale of 5 Richland Place, Pasadena, California 91103.
- 27 2. Petitioner began this action in the Superior Court of the State of  
 28 California for the County of Los Angeles on August 5, 2015.

1           3.     The United States removed this action to this Court on October  
2 23, 2015, under 28 U.S.C. § 1444.

3           4.     The real property yielding the surplus proceeds was sold on  
4 November 10, 2014.

5           5.     Petitioner states that all appropriate notices were provided  
6 regarding the sale of the property and the initiation of the current  
7 proceeding.

8           6.     The total sale price of the property was \$687,500.

9           7.     After payment of the amounts specified in Cal. Civ. Code  
10 § 2924k(a)(1)–(2), Petitioner states that there were surplus proceeds in the  
11 amount of \$440,703.14.

12          8.     Petitioner states that from the \$440,703.14, the following  
13 amounts have been deducted:

14                   a. Claim paid by trustee:         \$18,259.98

15                   b. Trustee fees and expenses:     \$2,625

16                   c. Filing fee:                             \$435

17                   Total remaining balance:     \$419,383.16

18          9.     On October 21, 2015, Petitioner deposited the amount of  
19 \$419,383.16 with the Clerk of the Superior Court of the State of California  
20 for the County of Los Angeles.

21          10.    Petitioner states that its attorney’s fees have already been  
22 deducted from the surplus funds.

23          11.    Therefore, Petitioner does not claim an interest in the  
24 interpleaded funds.

25          12.    Petitioner states that it received only three claims to the proceeds  
26 which were filed on behalf of Ronald Lightbourne, Lois Lightbourne, Leonard  
27 Lightbourne, and the United States.

1           13. Ronald Lightbourne and Lois Lightbourne claim an interest in  
2 the surplus proceeds as the record owners of the property prior to the  
3 foreclosure.

4           14. Leonard Lightbourne claimed an interest in the surplus proceeds  
5 through an unrecorded deed from Ronald Lightbourne and Lois Lightbourne  
6 to Ronald Lightbourne, Lois Lightbourne, and Leonard Lightbourne.

7           15. In the stipulation, Leonard Lightbourne disclaimed any interest  
8 in the surplus proceeds.

9           16. The United States claims an interest in the surplus proceeds by  
10 reason of its notice of federal tax lien filed on September 18, 2014, regarding  
11 Ronald E. Lightbourne for tax years 2008, 2009.

12           17. The outstanding balance of the Government's claim as of  
13 December 10, 2015, is \$29,911.73.

14           18. The parties have stipulated to the following distribution of the  
15 interpleaded funds:

16                   a. To the United States of America:           \$29,911.73

17                   b. To Ronald Lightbourne and Lois Lightbourne: the  
18                   remaining balance of \$389,471.43 less any fees charged by  
19                   the Clerk of the Superior Court of California for the County  
20                   of Los Angeles.

21           19. The payments shall be made as follows:

22                   a. Regarding the claim of the United States of America, the  
23                   check shall be made payable to the "United States  
24                   Department of Justice" and mailed to Andrew T. Pribe,  
25                   Assistant United States Attorney, United States Attorney's  
26                   Office, 300 N. Los Angeles Street, Suite 7211, Los Angeles,  
27                   California 90012.

1                   b. Regarding the claim of the Ronald Lightbourne and Lois  
2                   Lightbourne, the check shall be made payable to “Ronald  
3                   Lightbourne and Lois Lightbourne” and mailed to 20463  
4                   Red Hawk Place, Apple Valley, California 92308.

5           20. The parties have stipulated that Petitioner should be discharged  
6 from this interpleader action and Petitioner’s obligations regarding the  
7 interpleader action and the funds subject to this action should be deemed  
8 satisfied.

9           21. The parties have stipulated that no outstanding issues in this  
10 litigation remain between the parties and that judgment should be entered  
11 in accord with their stipulation.

12           Based on the foregoing, IT IS ORDERED THAT:

13           A. The Clerk of the Superior Court of California for the County of  
14 Los Angeles is directed to distribute the interpleaded funds as follows:

- 15                   a. To the United States of America:           \$29,911.73
- 16                   b. To Ronald Lightbourne and Lois Lightbourne: the  
17                   remaining balance of \$389,471.43 less any fees charged by  
18                   the Clerk of the Superior Court of California for the County  
19                   of Los Angeles.

20           B. The payments shall be made as follows:

- 21                   a. Regarding the claim of the United States of America, the  
22                   check shall be made payable to the “United States  
23                   Department of Justice” and mailed to Andrew T. Pribe,  
24                   Assistant United States Attorney, United States Attorney’s  
25                   Office, 300 N. Los Angeles Street, Suite 7211, Los Angeles,  
26                   California 90012.
- 27                   b. Regarding the claim of the Ronald Lightbourne and Lois  
28                   Lightbourne, the check shall be made payable to “Ronald

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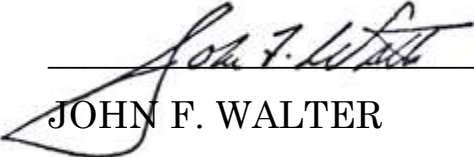
Lightbourne and Lois Lightbourne” and mailed to 20463  
Red Hawk Place, Apple Valley, California 92308.

C. Petitioner is discharged from this action and Petitioner’s  
obligations with respect to this interpleader action and the interpleaded  
funds shall be deemed satisfied.

D. This order constitutes the final judgment of the Court.

IT IS SO ORDERED.

Dated: December 4, 2015

  
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JOHN F. WALTER  
UNITED STATES DISTRICT JUDGE