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

CITIMORTGAGE, INC., a New York corporation,

Plaintiff,

v.

CANDIDA MOBLEY WRIGHT (A/K/A DARCI CANDIDA MOBLEY A/K/A CANDIDA WRIGHT A/K/A CANDIDA MOBLEY), as an individual and as trustee for the Wright Revocable Family Trust and as co-trustee for the Candida Mobley Revocable Trust; BENNY HARRIS, an individual; ANGELINE FAAPUTU AFO, an individual; TONY RUMFORD, an individual; JIMMY LEE NICHOLAS, as co-trustee for the Candida Mobley Revocable Trust; MARIA NAVARRO, as co-trustee for the Candida Mobley Revocable Trust; JULES HOWARD, JR., an individual; TONIA FRANKLIN (A/K/A TANIA FRANKLIN), an individual; DURELL COLEMAN, an individual, BARBARA DONAHUE, an individual; ALL PERSONS

Case No.: 2:16-cv-2920-DSF-FFMx

**AMENDED FINAL JUDGMENT
ON CAUSES OF ACTION
BETWEEN PLAINTIFF
CITIMORTGAGE, INC. AND
DEFENDANT CANDIDA MOBLEY
WRIGHT**

1 UNKNOWN, CLAIMING ANY
2 LEGAL OR EQUITABLE RIGHT,
3 TITLE, ESTATE, LIEN, OR
4 INTEREST IN THE PROPERTY
5 DESCRIBED IN THE COMPLAINT
6 ADVERSE TO PLAINTIFF'S TITLE,
7 OR ANY CLOUD UPON
8 PLAINTIFF'S TITLE THERETO; and
9 DOES 1-50, inclusive,

Defendants.

10 Plaintiff CitiMortgage, Inc. ("CitiMortgage") and Defendant Candida Mobley
11 Wright (a/k/a Darci Candida Mobley a/d/a Candida Wright a/k/a Candida Mobley), as
12 an individual and as trustee for the Wright Revocable Family Trust and as co-trustee for
13 the Candida Mobley Revocable Trust ("Mobley") (CitiMortgage and Mobley are jointly
14 referred to herein as the "Parties") having stipulated to entry of final judgment in this
15 matter relating to the property at issue ("Property"), which is commonly known as
16 15523 Collina Strada Street, Los Angeles, California 90077, and is legally described as:

17 Lot 18 of Tract No. 25625, in the City of Los Angeles, County of Los
18 Angeles, State of California, as per map recorded in book 834 pages 93 to
19 96 of maps, in the Office of the County Recorder of said county.

20 Except therefrom all oil, gas, minerals, and other hydrocarbon substances
21 lying below a depth of 500 feet, but with no right of surface entry, as
22 provided in deed recorded June 9, 1976 as Instrument No. 524, Official
23 Records.

24 The Court finds that entry of final judgment as to the causes of action between
25 CitiMortgage and Mobley is appropriate pursuant to Federal Rule of Civil Procedure
26 54(b). Specifically, entry of final judgment pursuant to the Parties' Stipulation for Entry
27 of Final Judgment Between Plaintiff CitiMortgage, Inc. and Defendant Candida Mobley
28 Wright ("Stipulation") will eliminate uncertainty as to whether the claims at issue
between the Parties have been finally resolved. Entry of final judgment will also
facilitate the Parties' ability to carry out the terms of their agreement as set forth in their

1 Stipulation, including to commence foreclosure proceedings, as needed. Entry of final
2 judgment will not result in duplicative proceedings or a scattershot disposition of this
3 litigation. Mobley is the prime defendant in this litigation, and is the only non-
4 defaulting defendant against whom CitiMortgage has claims that have not yet been
5 adjudicated. Entries of default have already been entered against all defendants with
6 open claims. Dkt. No. 145. The defaulting parties have not participated in this
7 litigation. Following this judgment, CitiMortgage will seek default judgment against
8 those parties CitiMortgage has obtained a Judgment on its claims against Barbara
9 Donahue, the only other remaining defendant. Dkt. No. 205.

10 Based on the Parties' Stipulation for Entry of Final Judgment (attached as
11 **Exhibit A** to this Final Judgment), and because there is no just reason for delay in
12 entering a final judgment under Rule 54(b) as to the matters between the Parties,

13 **IT IS HEREBY ADJUDGED, ORDERED AND DECREED THAT:**

14 1. The 2007 Deed of Trust, recorded on April 25, 2007 in the Official
15 Records, Recorder's Office, Los Angeles County, California as Instrument
16 20070994221, encumbers 100% of the Property ("2007 Deed of Trust").

17 2. CitiMortgage was assigned all beneficial interest and all rights accrued or
18 to accrue through an Assignment of Deed of Trust ("Assignment"). The Assignment
19 was recorded on May 11, 2011 with the Official Records, Recorder's Office, Los
20 Angeles County, California as Instrument No. 20110665182.

21 3. Judgment is entered against Mobley as to CitiMortgage's quiet title cause
22 of action. As against Mobley, the 2007 Deed of Trust held by CitiMortgage has
23 encumbered 100% of the Property since April 25, 2007.

24 4. Judgment is entered against Mobley as to CitiMortgage's declaratory relief
25 cause of action. As against Mobley, CitiMortgage holds a first position lien against
26 100% of the Property pursuant to the 2007 Deed of Trust.

