

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA
WESTERN DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

v.

ONE REAL PROPERTY LOCATED ON
MARY ELLEN AVENUE, VAN NUYS,
CALIFORNIA,

Defendant.

No. CV 16-09345-RGK (SSx)

**[PROPOSED] DEFAULT JUDGMENT OF
FORFEITURE**

This action arose from the Verified Complaint for Forfeiture (the "Complaint") filed herein on December 19, 2016, entitled United States of America v. One Real Property Located On Mary Ellen Avenue, Van Nuys, California, Case No. CV 16-09345-RGK (SSx). Notice of this action has been given in the manner required by law, and known potential claimant Susanna Chekmiyan ("Chekmiyan") has not appeared by filing a Statement identifying her rights or interests with this Court. Further, known potential claimant Chekmiyan has not filed an Answer to the Complaint or otherwise defended her interests, if any, as to the defendant One Real Property Located On Mary Ellen Avenue,

1 Van Nuys, California (the "defendant property") pursuant to 18 U.S.C.
2 § 981(a)(1)(A) and (C). The legal description of the defendant
3 property is as follows:

4 Real property in the City of Los Angeles, County of Los Angeles,
5 State of California.¹

6 THAT PORTION OF LOT 9 OF TRACT NO. 1336, AS PER MAP
7 RECORDED IN BOOK 18, PAGES 146 AND 147 OF MAPS, IN THE
8 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS
9 FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;
10 THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 9, 965 FEET;
11 THENCE SOUTH, PARALLEL TO FULTON AVENUE, 130 FEET TO THE
12 TRUE POINT OF BEGINNING; THENCE EAST, PARALLEL TO SAID
13 NORTH LINE, 165 FEET; THENCE SOUTH, PARALLEL TO FULTON
14 AVENUE, 50 FEET; THENCE WEST, PARALLEL TO SAID NORTH LINE,
15 165 FEET; THENCE NORTH, 50 FEET TO THE TRUE POINT OF
16 BEGINNING.

17 SAID LAND IS ALSO SHOWN AS LOT 178 AND THE EASTERLY HALF OF
18 "F", LICENSED SURVEYOR'S MAP RECORDED IN BOOK 18 PAGE 42 OF
19 RECORDS OF SURVEY.

20 APN: 2331-007-003.

21 At the time the civil forfeiture complaint was filed, title to
22 the defendant property was held in the name of Susanna Chekmiyan, a
23 widow.

24
25 _____
26 ¹ Pursuant to Local Rule 5.2-1, personal residence addresses
27 have been omitted from this Default Judgment.
28

1 Therefore, the Court deems that known potential claimant
2 Chekmiyan and all unknown potential claimants admit the allegations
3 of the Complaint to be true.

4 ACCORDINGLY, IT IS ORDERED, ADJUDGED AND DECREED that all
5 rights, title, and interest of known potential claimant Chekmiyan and
6 all unknown potential claimants in and to the defendant real property
7 is condemned and forfeited to the United States of America.

8 **IT IS SO ORDERED.**

9
10 DATED: June 21, 2017



UNITED STATES DISTRICT JUDGE

11
12 PRESENTED BY:

13 SANDRA R. BROWN
Acting United States Attorney
14 LAWRENCE S. MIDDLETON
Assistant United States Attorney
15 Chief, Criminal Division
16 STEVE R. WELK
Chief, Asset Forfeiture Section

17 /s/ Frank D. Kortum
18 FRANK D. KORTUM
Assistant United States Attorney

19
20 Attorneys for Plaintiff
UNITED STATES OF AMERICA
21
22
23
24
25
26
27
28