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

UNITED STATES OF AMERICA,  
Plaintiff,

vs.

REAL PROPERTY LOCATED AT 92/94  
VINEDO AVENUE IN PASADENA,  
CALIFORNIA,  
Defendant.

\_\_\_\_\_  
YI WEN WANG,  
Titleholder.

) NO. CV 17-4045 DSF (SSx)  
)  
)  
) **CONSENT JUDGMENT OF FORFEITURE**  
)

1 Plaintiff and potential claimant Nationstar Mortgage LLC as  
2 agent through a power of attorney for New Residential Mortgage  
3 LLC ("potential claimant") have made a stipulated request for  
4 the entry of this Consent Judgment, resolving this action in its  
5 entirety.

6 The Court, having considered the stipulation of the  
7 parties, and good cause appearing therefor, **HEREBY ORDERS**  
8 **ADJUDGES AND DECREES:**

9 1. The government has given and published notice of this  
10 action as required by law, including Rule G of the Supplemental  
11 Rules for Admiralty or Maritime Claims and Asset Forfeiture  
12 Actions, Federal Rules of Civil Procedure, and the Local Rules  
13 of this Court. Potential claimant has not filed a claim in this  
14 case or answered the complaint. However, potential claimant  
15 would have filed a claim and answer in this case absent this  
16 agreement. No other statements of interest or answers have been  
17 filed, and the time for filing such statements of interest and  
18 answers has expired. This Court has jurisdiction over the  
19 parties to this judgment and the defendant property. Any  
20 potential claimants to the defendant property other than  
21 Nationstar Mortgage LLC as agent through a power of attorney for  
22 New Residential Mortgage LLC are deemed to have admitted the  
23 allegations of the complaint with respect to the defendant  
24 property.

25 2. The United States of America shall have judgment as to  
26 the defendant property, and, other than those interests  
27 recognized herein, no other person or entity shall have any  
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1 right, title or interest therein. The legal description of the  
2 defendant property, which property has Assessor Parcel Number  
3 5748-012-023, and more particularly described as follows:

4 Lots 6 and 22 of Tract No. 12893, in the City of Pasadena,  
5 County of Los Angeles, State of California, as per Map  
6 Recorded in Book 245, Page 16 of Maps, in the Office of the  
7 County Recorder of said county.

8 3. The United States is hereby authorized to remove any  
9 occupants and/or personal property remaining on the defendant  
10 property thirty days after the giving of written notice to any  
11 occupants of the defendant property without further order of  
12 this Court. The United States shall thereafter sell the  
13 property. The proceeds of the sale shall be distributed in the  
14 following priority, to the extent proceeds are available:  
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16 a. To the United States for its costs and expenses  
17 of the sale;

18 b. To the Los Angeles County Assessor and Tax  
19 Collector of all unpaid real property taxes  
20 assessed against the defendant property to the  
21 date of entry of the Judgment of Forfeiture;

22 c. To Nationstar Mortgage LLC as agent through a  
23 power of attorney for New Residential Mortgage  
24 LLC as follows:

25 i. All unpaid principal and interest due under  
26 its Note which is secured by the Deed of  
27 Trust recorded as Instrument No. 20140838607  
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1 against the defendant property identifying  
2 ONY GLO, INC., DBA OGI MORTGAGE BANKERS as  
3 beneficiary, and an Assignment of Deed of  
4 Trust recorded as Instrument No. 20170644950  
5 against the defendant property identifying  
6 New Residential Mortgage, LLC as assignee as  
7 of the date of the closing with respect to  
8 Plaintiff's sale of the defendant property;  
9 and

10 ii. All other fees, costs and advances as  
11 provided under the terms of the Note and  
12 Deed of Trust, as of the date of the closing  
13 with respect to Plaintiff's sale of the  
14 defendant property. These fees, costs and  
15 advances include, but are not limited to,  
16 fees, advances or costs for property taxes,  
17 insurance (including for hazard insurance),  
18 reasonable attorney fees and costs and fees  
19 and costs incurred in protecting  
20 potential claimant's security interest; and  
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22 d. The balance shall be paid and forfeited to the  
23 United States of America, and such funds shall be  
24 disposed of according to law.

25 4. Potential claimant has agreed to release the United  
26 States of America, its agencies, agents, and officers, including  
27 employees and agents of the Federal Bureau of Investigation,  
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1 from any and all claims, actions or liabilities arising out of  
2 or related to this action, including, without limitation, any  
3 claim for attorneys' fees, costs or interest which may be  
4 asserted on behalf of potential claimant against the United  
5 States, whether pursuant to 28 U.S.C. § 2465 or otherwise.  
6 Potential claimant has also waived any rights it may have to  
7 seek remission or mitigation of the forfeiture. Nothing in this  
8 Consent Judgment is intended as, nor should anything in this  
9 Consent Judgment be interpreted as an admission by potential  
10 claimant of any liability or wrongdoing.

11 //

1           5. The court finds that there was reasonable cause for the  
2 institution of these proceedings pursuant to 28 U.S.C.  
3 § 2465. This judgment constitutes a certificate of reasonable  
4 cause pursuant to 28 U.S.C. § 2465.

5  
6 DATED: 10/26/17



— THE HONORABLE DALE S. FISCHER  
UNITED STATES DISTRICT JUDGE

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8  
9 Prepared by:

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