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CASE CLOSED

**United States District Court
Central District of California**

WELLS FARGO BANK, N.A., a national
banking association,

Plaintiff,

v.

MARIA DELORDES ROBLES, a/k/a
MARIA L. ROBLES, an individual;
WEST H&A LLC, a Delaware limited
liability company; DEUTSCHE MELLON
NATIONAL ASSET, LLC, a Wyoming
limited liability company; ALL PERSONS
UNKNOWN CLAIMING ANY LEGAL
OR EQUITABLE RIGHT, TITLE, LIEN
OR INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT
ADVERSE TO PLAINTIFF'S TITLE; and
Does 1 through 25,

Defendants.

Case № 2:17-cv-08428-ODW(E)

JUDGMENT

1 On November 17, 2017, Plaintiff Wells Fargo filed this action against
2 Defendants Maria Robles, West H&A LLC, and Deutsche Mellon National Asset
3 LLC (collectively “Defendants”) and subsequently filed the operative First Amended
4 Complaint (“FAC”) on December 7, 2017. (ECF Nos. 1, 9.) Wells Fargo alleges two
5 causes of action pursuant to California Civil Code section 3412: (1) Cancellation of
6 the August 2017 Fraudulent Assignment to West H&A; and (2) Cancellation of the
7 October 2017 Fraudulent Assignment to DMNA. (See First Amended Complaint
8 (“FAC”), ECF No. 9.)

9 Wells Fargo served the FAC on each named Defendant. (ECF Nos. 16–17, 21.)
10 Defendants failed to plead, respond, or otherwise defend in the action. (ECF Nos. 24,
11 26.) Upon Wells Fargo’s request, the Clerk entered default against each defendant.
12 (ECF Nos. 23–26.) Wells Fargo then moved the Court to enter default judgment
13 against all Defendants on March 19, 2018. (ECF No. 28.) The Court granted Wells
14 Fargo’s Motion on April 6, 2018. (ECF No. 31.)

15 It is therefore **ORDERED, ADJUDGED, and DECREED** that the August
16 2017 Fraudulent Assignment, recorded August 22, 2017 as instrument no.
17 20170952348, and the October 2017 Fraudulent Assignment, recorded October 23,
18 2017 as instrument no. 20171209297, are declared **VOID *ab initio*** and **CANCELED**.
19 The Clerk of the Court shall close the case.

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21 **IT IS SO ORDERED.**

22
23 April 16, 2018

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26 **OTIS D. WRIGHT, II**
27 **UNITED STATES DISTRICT JUDGE**
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