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JS-6

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

UNITED STATES OF AMERICA,)	NO. 2:21-cv-08028-SVW-KS
)	
Plaintiff,)	
)	
vs.)	<u>CONSENT JUDGMENT OF</u>
)	<u>FORFEITURE</u>
)	
REAL PROPERTY LOCATED IN)	
LOS ANGELES, CALIFORNIA,)	
)	
Defendant.)	
_____)	
ANNA MANUKYAN,)	
)	
Titleholder.)	
)	
)	
)	
_____)	

1 Plaintiff and claimant United Wholesale Mortgage, LLC
2 ("claimant"), have made a stipulated request for the entry of
3 this Consent Judgment, resolving this action in its entirety.

4 The Court, having considered the stipulation of the
5 parties, and good cause appearing therefor, **HEREBY ORDERS**

6 **ADJUDGES AND DECREES:**

7 1. The government has given and published notice of this
8 action as required by law, including Rule G of the Supplemental
9 Rules for Admiralty or Maritime Claims and Asset Forfeiture
10 Actions, Federal Rules of Civil Procedure, and the Local Rules
11 of this Court. Claimant United Wholesale Mortgage, LLC, claims
12 an interest in the defendant property, has filed a claim in this
13 case, but has not yet answered the complaint. No other
14 statements of interest or answers have been filed, and the time
15 for filing such statements of interest and answers has expired.
16 This Court has jurisdiction over the parties to this judgment
17 and the defendant property. Any potential claimants to the
18 defendant property other than claimant are deemed to have
19 admitted the allegations of the complaint with respect to the
20 defendant property.

21 2. The United States of America shall have judgment as to
22 the defendant property, and, other than those interests
23 recognized herein, no other person or entity shall have any
24 right, title or interest therein. The legal description of the
25 defendant property, which property has Assessor Parcel Number
26 2149-011-018, is more fully described as follows:

27 The real property in the City of Los Angeles, County of Los
28

1 Angeles, State of California, described as:

2 Lot 76 of Tract No. 25326, in the City of Los Angeles,
3 County of Los Angeles, State of California, as per Map
4 recorded in Book 668, Pages 62 to 65 inclusive of Maps, in
5 the Office of the County Recorder of said County.

6 3. The United States is hereby authorized to remove any
7 occupants and/or personal property remaining on the defendant
8 property thirty days after the giving of written notice to any
9 occupants of the defendant property without further order of
10 this Court. The United States shall thereafter sell the
11 property as expeditiously as possible. The proceeds of the sale
12 shall be distributed in the following priority, to the extent
13 proceeds are available:

14 a. To the United States for its costs and
15 expenses of the sale only (i.e. broker sales commission,
16 any eviction and property maintenance fees);

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

21 c. To United Wholesale Mortgage, LLC, for
22 unpaid principal, interest, fees and costs due under the
23 Note which is secured by the Deed of Trust recorded as
24 Instrument No. 20200679188 against the defendant property
25 identifying MERS, Inc, as Nominee for United Wholesale
26 Mortgage as Beneficiary, and specifically in the amount of
27 \$776,319.28; and
28

1 d. The balance shall be paid and forfeited to
2 the United States of America, and such funds shall be
3 disposed of according to law.

4 4. Claimant has released the United States of America, its
5 agencies, agents, and officers, including but not limited to
6 employees and agents of the Internal Revenue Service, from any
7 and all claims, actions or liabilities arising out of or related
8 to this action, including, without limitation, any claim for
9 attorneys' fees, costs or interest which may be asserted on
10 behalf of potential claimant against the United States, whether
11 pursuant to 28 U.S.C. § 2465 or otherwise. Claimant has also
12 waived any rights they may have to seek remission or mitigation
13 of the forfeiture.

14 //

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16 //

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: January 8, 2022


7 _____
8 THE HONORABLE STEPHEN V. WILSON
9 UNITED STATES DISTRICT JUDGE

10 Prepared by:

11 TRACY L. WILKISON
12 United States Attorney
13 SCOTT M. GARRINGER
14 Assistant United States Attorney
15 Chief, Criminal Division
16 JONATHAN GALATZAN
17 Assistant United States Attorney
18 Chief, Asset Forfeiture Section

19 /s/ Dan G. Boyle
20 DAN G. BOYLE

21 Assistant United States Attorney
22 Asset Forfeiture Section
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