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1 MATTHEW E. LILLY, SBN 218143
 mlilly@fwtrl.com
 2 FINLAYSON WILLIAMS TOFFER
 ROOSEVELT & LILLY LLP
 3 15615 Alton Parkway, Suite 250
 Irvine, California 92618
 4 Phone: 949.759.3810 / Fax: 949.759.3812

5 Attorneys for Plaintiff
 U.S. Bank National Association

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 8 UNITED STATES DISTRICT COURT
 9 CENTRAL DISTRICT OF CALIFORNIA
 10 WESTERN DIVISION – SPRING STREET

11 U.S. Bank National Association,
 12 Plaintiff,

13 vs.

14 David Alan Boucher, an individual,
 Ruben Heredia, an individual, The
 15 Roberto Vargas Cestui Que Trust, and
 DOES 1 through 10, inclusive,
 16 Defendants.

CASE NO. EDCV12-1320-GW(DTBx)
 Hon. George H. Wu
 Courtroom 10

JUDGMENT IN FAVOR OF U.S. BANK NATIONAL ASSOCIATION

Hearing:
 Date: June 27, 2013
 Time: 8:30 a.m.
 Location: Courtroom 10

18 Ruben Heredia,
 19 Counter Plaintiff,

20 vs.

21 U.S. Bank National Association; United
 States; DOES 1 through 10,
 22 Counter Defendants.

Complaint Filed: August 8, 2012
 Trial Date: August 6, 2013

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1 This action having come for hearing on the following motions filed by U.S.
2 Bank National Association ("U.S. Bank"):

- 3 • Motion for Summary Judgment against Ruben Heredia
- 4 • Motion for (1) Default Judgment Against David Boucher on Slander of
5 Title and Cancellation of Instruments Claims [FRCP 55]; and (2)
6 Judgment Against David Boucher and The Roberto Vargas Cestui Que
7 Trust on Quiet Title Claim [CCP § 764.010]

8 The Court having granted both Motions in favor of U.S. Bank,

9 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that judgment be
10 entered for U.S. Bank as follows:

11 1. Judgment is entered in favor of U.S. Bank on its slander of title claim
12 against Defendants Ruben Heredia ("Heredia") and David Boucher ("Boucher"),
13 jointly and severally, in the amount of \$91,974.56.

14 2. Judgment is entered in favor of U.S. Bank on its cancellation of
15 instruments claim against Heredia and Boucher, and the document recorded on June 4,
16 2012 in the Official Records Recorder's Office, Los Angeles County, Document No.
17 21020829844, titled "Grant Deed," including all exhibits thereto, is cancelled and
18 deemed void.

19 3. Judgment is entered in favor of U.S. Bank against all Defendants
20 (Heredia, Boucher, and The Roberto Vargas Cestui Que Trust) on U.S. Bank's quiet
21 title claim, and title to the subject property, commonly known as 13777 De Garmo
22 Avenue, Sylmar, California 91342, the legal description of which is:

23 LOT 30 OF TRACT NO. 31189, IN THE CITY OF LOS ANGELES,
24 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
25 MAP RECORDED IN BOOK 879 PAGES 46 TO 49 INCLUSIVE, OF

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1 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
2 COUNTY.

3 is hereby quieted in favor of U.S. Bank.
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5 DATED: October 15, 2013



6 The Honorable George H. Wu
7 United States District Judge
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