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FILED  
CLERK, U.S. DISTRICT COURT  
SEP 20 2016  
CENTRAL DISTRICT OF CALIFORNIA  
DEPUTY

**UNITED STATES DISTRICT COURT  
FOR THE CENTRAL DISTRICT OF CALIFORNIA**

ED  
CHRISTIE L. REED, ) Case No.: 13-CV-940-VAP (SPx)  
)  
Plaintiff, ) *Hon. Judge Virginia A. Phillips*  
) *Department 2*  
)  
vs. ) **[PROPOSED] JUDGMENT**  
)  
)  
FEDERAL NATIONAL MORTGAGE )  
ASSOCIATION, et al. )  
)  
Defendant(s) )  
)  
\_\_\_\_\_)  
)  
AND RELATED CROSS-CLAIMS )  
AND COUNTER-CLAIMS )

The Court, having ruled upon multiple motions related to the Complaint and the Cross-Claims and Counter-Claims on file herein, enters judgment in this matter as follows:

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**[PROPOSED] JUDGMENT**

1           **I. The Complaint of Plaintiff, Christie Reed.**

2           Pursuant to Orders issued by the Court on November 5, 2013 and July 27, 2016,  
3 IT IS ORDERED AND ADJUDGED that Plaintiff, Christie Reed's, Complaint is  
4 DISMISSED WITH PREJUDICE.

5           **II. The Counter-Claim of Christie Reed Against Edward R. Seidner, Joyce**  
6           **Seidner, and James W. Redfern, Trustee of the 2002 James W. Redfern**  
7           **Revocable Trust Edward R. Seidner, Joyce Seidner, and James W.**  
8           **Redfern, Trustee of the 2002 James W. Redfern Revocable Trust.**

9           Pursuant to the Court's Order issued August 24, 2015, the Amended Counterclaim  
10 of Christie Reed against Edward R. Seidner, Joyce Seidner, and James W. Redfern,  
11 Trustee of the 2002 James W. Redfern Revocable Trust  
12 (hereinafter "Seidner-Redfern"), IT IS ORDERED AND ADJUDGED that Reed's  
13 Amended Counterclaim is DISMISSED WITH PREJUDICE and Judgment is entered in  
14 favor of Seidner-Redfern on Reed's Counter-Claim.

15           **III. The Motion for Summary Judgment filed by Counter-Claimant/Cross-**  
16           **Claimant, Federal National Mortgage Association.**

17           Pursuant to the Court's Order issued December 5, 2014, The Motion for Summary  
18 Judgment filed by Counter-Claimant/Cross-Claimant, FEDERAL NATIONAL  
19 MORTGAGE ASSOCIATION (hereinafter referred to as "Fannie Mae") on its Counter-  
20 Claims and Cross-Claims, as to Counter-Defendants CHRISTIE REED ("REED"), and  
21 Cross-Defendant, EVERETT X. CABRERA ("CABRERA"), on the Causes of Action for  
22 Cancellation of Instrument, Quiet Title, and Permanent Injunction, THE COURT  
23 ENTERS JUDGMENT AS FOLLOWS:

24           The Court concluded that Fannie Mae had met its burden of proving each of the  
25 elements required for entry of judgment for cancellation of instruments, quiet title, and  
26 injunctive relief, and therefore the Motion for Summary Judgment was GRANTED, and  
27 Judgment is now entered in favor of Plaintiff, Fannie Mae and against REED and  
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1 CABRERA, and all parties claiming any right, title, or interest in the real property  
2 through Defendants REED and CABRERA, as follows:

3 1. 724 Winn Drive, Upland, CA 15377

4 a. The Court hereby declares and adjudges that Fannie Mae is the true and  
5 lawful owner of the real property commonly known as 724 Winn Drive,  
6 Upland, CA (the "Winn Drive Property") and legally described as:

7 Lot 207 of Tract No. 3478, as per Map recorded in Book 48 Pages  
8 51-52 inclusive, of Miscellaneous Maps, in the Office of the  
9 County of said County.

10 Assessor's Parcel No.: 1046-313-14-0-000.

11 to the exclusion of any purported interest claimed by REED;

12 b. The Court hereby further declares and decrees that the Grant Deed  
13 recorded on November 16, 2011, as Instrument Number 2011-0489832 in  
14 the official records of the San Bernardino County Recorder's Office is  
15 VOID, *ab initio*, and does not alter title as established by the Trustees  
16 Deed Upon Sale recorded in the Official Records of San Bernardino  
17 County on February 7, 2011, as Instrument Number 2011-0054064 in the  
18 Official Records of San Bernardino County

19 c. The Court hereby further declares and decrees that the Grant Deed  
20 recorded on November 23, 2011, as Instrument Number 2011-0502011 in  
21 the official records of the San Bernardino County Recorder's Office is  
22 VOID, *ab initio*, and does not alter title as established by the Trustees  
23 Deed Upon Sale recorded in the Official Records of San Bernardino  
24 County on February 7, 2011, as Instrument Number 2011-0054064 in the  
25 Official Records of San Bernardino County;

26 d. Court hereby further declares and decrees that the Deed of Trust  
27 recorded on January 12, 2012, as Document No. 2012-0012849 in the  
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official records of the San Bernardino County Recorder's Office is VOID, *ab initio*, and does not alter title as established by the Trustees Deed Upon Sale recorded in the Official Records of San Bernardino County on February 7, 2011, as Instrument Number 2011-0054064 in the Official Records of San Bernardino County;

- e. The Court hereby declares and decrees that the Grant Deed described in paragraph III. 1. b, is VOID, *ab initio*, and is ordered cancelled and expunged from the Official Records of the County of San Bernardino and shall not impart constructive notice of its contents or in any manner impact title to the Subject Property;
- f. The Court hereby declares and decrees that the Deed of Trust described in paragraph III. 1. c., is VOID, *ab initio*, and is ordered cancelled and expunged from the Official Records of the County of San Bernardino and shall not impart constructive notice of its contents or in any manner impact title to the Subject Property;
- g. The Court hereby declares and decrees that the Fannie Mae shall have, and does have, judgment in its favor for its claims of quiet title to the subject property located at 724 Winn Drive, Upland, California, as against Counter-Defendant, REED, and any other parties claiming to have gained title to the Property by and through REED;
- h. The Court further declares and decrees that Counter-Defendant REED is ENJOINED from recording any further documents against the title to the Winn Drive Property and from any further unauthorized use of Fannie Mae's name.

2. 10633 Budlong Ave., Los Angeles, CA 90044.

- a. The Court concluded that Fannie Mae had met its burden of proving each of the elements required for entry of judgment for cancellation of instruments, quiet title, and injunctive relief, and therefore the Motion for

Summary Judgment was GRANTED, and Judgment is now entered in favor of Plaintiff, Fannie Mae and against REED and CABRERA, and all parties claiming any right, title, or interest in the real property at 10633 Budlong Ave., Los Angeles, CA 90044, through REED and CABRERA as follows:

b. The Court hereby declares and adjudges that Fannie Mae is the true and lawful owner of the real property commonly known as 10633 Budlong Ave., Los Angeles, CA 90044 (the "Budlong Property") and legally described as:

Lot 179, Original Sunnyside, as shown on Map filed in Book 7 of Maps, page(s) 171 in the Office of the County Recorder of Los Angeles County. APN: 6060-014-008

to the exclusion of any purported interest claimed by REED and CABRERA;

c. The Court hereby further declares and decrees that the Grant Deed recorded on February 10, 2012, as Instrument Number 2012-0235356 in the official records of the Los Angeles County Recorder's Office is VOID, ab initio, and does not alter title as established by the Trustees Deed Upon Sale recorded in the Official Records of Los Angeles County on October 4, 2011, as Instrument Number 2011-1346910;

d. The Court hereby further declares and decrees that the Grant Deed recorded on February 15, 2012, as Instrument Number 2012-0255437 in the official records of the Los Angeles County Recorder's Office is VOID, ab initio, and does not alter title as established by the Trustees Deed Upon Sale recorded in the Official Records of Los Angeles County on October 4, 2011, as Instrument Number 2011-1346910;

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- 1 e. The Court hereby further declares and decrees that the Deed of Trust  
2 recorded on March 20, 2012, as Document No. 2012-0432270 in the  
3 Official Records of Los Angeles County Recorder's Office is VOID, ab  
4 initio, and does not alter title as established by the Trustees Deed Upon  
5 Sale recorded in the Official Records of Los Angeles County on October  
6 4, 2011, as Instrument Number 2011-1346910;
- 7 f. The Court hereby further declares and decrees that the Grant Deed  
8 recorded on March 20, 2012, as Instrument Number 2012-0432271 in the  
9 Official Records of the Los Angeles County Recorder's Office is VOID,  
10 ab initio, and does not alter title as established by the Trustees Deed Upon  
11 Sale recorded in the Official Records of Los Angeles County on October  
12 4, 2011, as Instrument Number 2011-1346910;
- 13 g. The Court hereby declares and decrees that the Grant Deed described in  
14 paragraph III.2.c., is VOID, ab initio, and is ordered cancelled and  
15 expunged from the Official Records of the County of Los Angeles and  
16 shall not impart constructive notice of its contents or in any manner  
17 impact title to the Subject Property;
- 18 h. The Court hereby declares and decrees that the Grant Deed described in  
19 paragraph III.2.d., is VOID, ab initio, and is ordered cancelled and  
20 expunged from the Official Records of the County of Los Angeles and  
21 shall not impart constructive notice of its contents or in any manner  
22 impact title to the Subject Property;
- 23 i. The Court hereby declares and decrees that the Deed of Trust described in  
24 paragraph III.2.e., is VOID, ab initio, and is ordered cancelled and  
25 expunged from the Official Records of the County of Los Angeles and  
26 shall not impart constructive notice of its contents or in any manner  
27 impact title to the Subject Property;
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1 j. The Court hereby declares and decrees that the Grant Deed described in  
2 paragraph III.2.f., is VOID, ab initio, and is ordered cancelled and  
3 expunged from the Official Records of the County of Los Angeles and  
4 shall not impart constructive notice of its contents or in any manner  
5 impact title to the Subject Property;

6 k. The Court hereby declares and decrees that the Fannie Mae shall have  
7 judgment in its favor for its claims of quiet title to the subject property  
8 located at 10633 Budlong Ave., Los Angeles, CA 90044, as against  
9 Counter-Defendant CHRISTIE REED and Cross-Defendant EVERETT  
10 X. CABRERA;

11 l. The Court further declares and decrees that Counter-Defendant  
12 CHRISTIE REED and Cross-Defendant EVERETT X. CABRERA are  
13 ENJOINED from recording any further documents against the title to the  
14 Budlong Property and from any further unauthorized use of Fannie Mae's  
15 name.

16 **IV. Fannie Mae's Motion for Default Judgment on its Counter-Claims.**

17 Pursuant to the Court's Order issued December 5, 2014, the Motion for Default  
18 Judgment of Fannie Mae as to Counter-Defendants CUSTOMIZED AUTO CREDIT  
19 SERVICES, INC., GLOBAL FS, INC. and NEW PLAINS FINANCIAL on the Causes  
20 of Action for Cancellation of Instrument, Quiet Title, and Permanent Injunction, THE  
21 COURT ENTERS JUDGMENT AS FOLLOWS:

22 The Court concluded that Fannie Mae had met its burden of proving each of the  
23 elements required for entry of default judgment for cancellation of instruments, quiet  
24 title, and injunctive relief, and therefore the Motion for Default Judgment was  
25 GRANTED, and Judgment is now entered in favor of Counter-Claimant/Cross-Claimant,  
26 Fannie Mae and against Counter-Defendants CUSTOMIZED AUTO CREDIT  
27 SERVICES, INC., GLOBAL FS, INC. and NEW PLAINS FINANCIAL, and all parties  
28 claiming any right, title, or interest in the real property at 10633 Budlong Ave., Los

1 Angeles, CA 90044, through Counter-Defendants CUSTOMIZED AUTO CREDIT  
2 SERVICES, INC., GLOBAL FS, INC. and NEW PLAINS FINANCIAL (collectively the  
3 “Defaulted Budlong Defendants”), and enters judgment as follows:

4 a. The Court hereby declares and adjudges that Fannie Mae is the true and  
5 lawful owner of the real property commonly known as 10633 Budlong  
6 Ave., Los Angeles, CA 90044 (the “Budlong Property”) and legally  
7 described as:

8 Lot 179, Original Sunnyside, as shown on Map filed in Book 7 of  
9 Maps, page(s) 171 in the Office of the County Recorder of Los  
10 Angeles County.

11 APN: 6060-014-008

12 To the exclusion of any purported interest claimed by the Defaulted  
13 Budlong Defendants;

14 b. The Abstract of Judgment recorded on December 23, 2003 by BMW  
15 Credit Corporation (successor in-interest to CUSTOMIZED AUTO  
16 CREDIT SERVICES, INC.) as Instrument No. 93-3857113, in the  
17 Official Records of Los Angeles County, does not attach to the  
18 Budlong Property;

19 c. The Court hereby further declares and decrees that the Deed of Trust  
20 recorded on January 12, 2012, as Document No. 2012-0432270 in the  
21 Official Records of Los Angeles County Recorder’s Office is VOID,  
22 ab initio, and does not alter title as established by the Trustees Deed  
23 Upon Sale recorded in the Official Records of Los Angeles County on  
24 October 4, 2011, as Instrument Number 2011-1346910;

25 d. The Court hereby further declares and decrees that the Grant Deed  
26 recorded on March 20, 2012, as Instrument Number 2012-0432271 in  
27 the official records of the Los Angeles County Recorder’s Office is  
28 VOID, ab initio, and does not alter title as established by the Trustees

1 Deed Upon Sale recorded in the Official Records of Los Angeles  
2 County on October 4, 2011, as Instrument Number 2011-1346910;

- 3 e. The Court hereby declares and decrees that the Deed of Trust  
4 described in paragraph IV.c., is VOID, ab initio, and is ordered  
5 cancelled and expunged from the Official Records of the County of  
6 Los Angeles and shall not impart constructive notice of its contents or  
7 in any manner impact title to the Subject Property;
- 8 f. The Court hereby declares and decrees that the Grant Deed described  
9 in paragraph IV.d., is VOID, ab initio, and is ordered cancelled and  
10 expunged from the Official Records of the County of Los Angeles and  
11 shall not impart constructive notice of its contents or in any manner  
12 impact title to the Subject Property
- 13 g. The Court hereby declares and decrees that the Fannie Mae shall have  
14 judgment in its favor for its claims of quiet title to the subject property  
15 located at 10633 Budlong Ave., Los Angeles, CA 90044, as against  
16 CUSTOMIZED AUTO CREDIT SERVICES, INC., GLOBAL FS,  
17 INC. and NEW PLAINS FINANCIAL;

18 **V. Seidner-Redfern's Motion for Summary Judgment on its Cross-Claims**  
19 **and Counter-Claims.**

20 Pursuant to the Court's Order issued July 27, 2016, The Motion for Summary  
21 Judgment filed by Cross Claimants, Edward R. Seidner, Joyce Seidner, and James W.  
22 Redfern, Trustee of the 2002 James W. Redfern Revocable Trust ("Seidner-Redfern") on  
23 their Cross-Claims, as to Cross-Defendant CHRISTIE REED, on the Cause of Action for  
24 Unjust Enrichment, the Court found that Seidner-Redfern met their burden of proving  
25 each of the elements required for entry of judgment for unjust enrichment, and therefore  
26 the Motion for Summary Judgment was granted and, THE COURT ENTERS  
27 JUDGMENT AS FOLLOWS:  
28

1 Judgment is entered in favor of Cross Claimants, Seidner-Redfern and against  
2 Cross-Defendant CHRISTIE REED, in the amount of \$196,073.91.  
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6 Dated: Sept 20 2014

Virginia A Phillips

VIRGINIA A PHILLIPS  
JUDGE OF THE UNITED STATES DISTRICT  
COURT CENTRAL DISTRICT OF  
CALIFORNIA

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