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**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA
WESTERN DIVISION**

IN RE HERO LOAN LITIGATION

Lead Case No. 5:16-cv-02478 AB (KKx)

[PROPOSED] JUDGMENT

Courtroom: 7B
Judge: Hon. André Birotte Jr.

This Document Relates To:
*George Loya, et al. v. Western
Riverside Council of Governments, et
al., Case No. 5:16-cv-02478 AB (KKx)*

1 On July 17, 2017, the Court granted in full Defendant Western Riverside
2 Council of Governments' ("WRCOG") Motion to Dismiss Plaintiffs' Amended
3 Complaint pursuant to Federal Rule of Civil Procedure 12(b)(6), with prejudice as to
4 all claims against WRCOG. Accordingly, it is hereby ordered, adjudged, and decreed
5 that Judgment shall be and hereby is entered in favor of WRCOG and against
6 Plaintiffs on all claims. Plaintiffs shall have no right to relief against WRCOG by
7 reason of anything stated in Plaintiffs' Amended Complaint [Docket No. 46].

8 In the same July 17, 2017 Order [Docket No. 108], the Court partially granted
9 Defendant Renovate America, Inc.'s Motion to Dismiss Plaintiffs' Amended
10 Complaint pursuant to Federal Rule of Civil Procedure 12(b)(6). Specifically, as to
11 Renovate America, Inc., the Court dismissed with prejudice all of Plaintiffs' claims
12 against Renovate America, Inc. brought under or in connection with the Truth in
13 Lending Act, 15 U.S.C. § 1601 et seq., and the Home Ownership Equity Protection
14 Act, 15 U.S.C. § 1639 et seq. (collectively, Counts IV, V, and VI in the Amended
15 Complaint).

16 Accordingly, it is further ordered, adjudged, and decreed that Judgment shall be
17 and hereby is entered in favor of Renovate America, Inc. and against Plaintiffs on
18 Counts IV, V, and VI in the Amended Complaint. Plaintiffs shall have no right to
19 relief against Renovate America, Inc. by reason of anything stated in Counts IV, V,
20 and VI in Plaintiffs' Amended Complaint. The Court hereby determines that there is
21 no just reason for delay in entering judgment on these claims as to Renovate America,
22 Inc. because Plaintiffs' remaining claims have been remanded to state court.

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25 Dated: October 13, 2017



HON. ANDRÉ BIROTTE JR.
UNITED STATES DISTRICT JUDGE