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**IN THE UNITED STATES DISTRICT COURT FOR
THE CENTRAL DISTRICT OF CALIFORNIA
SOUTHERN DIVISION - SANTA ANA**

6 U.S. BANK NATIONAL
7 ASSOCIATION, N.D.,

8 Plaintiff,

9 vs.

10 PRIMELENDING, A PLAINS
11 CAPITAL COMPANY,
12 STEWART TITLE GUARANTY
13 COMPANY, ELENDER SERVICES,
14 LLC, ELENDER ESCROW, INC.,
15 NETCO, INC., SHELLY A.
16 HICKSON, LAWYERS TITLE OF
17 NEVADA, INC., AMY CHRISTINE
18 TUECKES, CORINTHIAN TITLE
19 COMPANY, INC.,
20 COMMONWEALTH LAND TITLE
21 CO., MARK RUSSELL, RUSSELL
22 BIZANTZ, AND JEFFREY H.
23 BROWN, NETCO TITLE, INC. AND
24 STEPHANIE R. DRYE, U.S. BANK
25 NATIONAL ASSOCIATION ND

26 Defendant,

Case No.: 8:13-CV-00887-DOC-ANx

**FINAL JUDGMENT AGAINST
DEFENDANTS RUSSELL BIZANTZ,
ELENDER ESCROW, INC., AND
ELENDER SERVICES, LLC AND
ORDER [282]**

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THIS CAUSE came before the Court upon Plaintiff U.S. Bank National Association, N.D.'s Motion for Default Judgment Pursuant to Rule 55(b) Fed. R. P, filed on October 3, 2013. ECF# 278. An executed proof of services appears in the records for Defendants Russell Bizantz, Elender Escrow, Inc., and Elender Services, LLC. ECF# 279. Defendants Russell Bizantz, Elender Escrow, Inc., and Elender

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**FINAL JUDGMENT AGAINST DEFENDANTS RUSSELL BIZANTZ, ELENDER ESCROW, INC., AND
ELENDER SERVICES, LLC AND ORDER**

1 Services, LLC have failed to answer or otherwise respond to the Complaint or appear
2 in this action. A Clerk's Default was accordingly entered against the Russell
3 Biszantz, Elender Escrow, Inc., and Elender Services, LLC on May 22 & 23, 2013.
4 ECF#s 265 & 266. The Plaintiff U.S. Bank National Association, N.D. moved for
5 Default Judgment against Defendants Russell Biszantz, Elender Escrow, Inc., and
6 Elender Services, LLC, which the Court, in its discretion has determined should be
7 entered in part and denied in part. ECF# 281. Accordingly, it is

10 **ORDERED AND ADJUDGED** that Defendants Russell Biszantz, Elender
11 Escrow, Inc., and Elender Services, LLC are jointly and severally liable to Plaintiff
12 U.S. Bank National Association, N.D., for fraud, conversion, and negligence in the
13 amount of \$1,347,741.
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16 **IT IS FURTHERED ORDERED**, that the \$150,595.01 that is currently being
17 held by the U.S. Marshal's office in the present or related lawsuits styled *U.S. Bank*
18 *National Association, N.D. v. Elender Escrow, Inc., et al.*, Case No. 8:09-CV-01203-
19 DOC-AN and *U.S. Bank National Association, N.D. v. Elender Escrow, Inc., et al*
20 Case No. 8:13-cv-00933-DOC-AN is to be released and paid to "U.S. Bank National
21 Association, N.D." and sent to counsel of record.
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24 Dated: December 2, 2013



25 Honorable David O. Carter,
26 United States District Judge