

1 DAVID A. HUBBERT
Acting Assistant Attorney General

2 CHRISTIAN MEJIA (NJ SBN: 129362015)
3 Trial Attorney, Tax Division
U.S. Department of Justice
4 P.O. Box 683
Washington, D.C. 20044
5 202-305-7548 (v)
202-307-0054 (f)
6 Christian.Mejia@usdoj.gov

7 PHILLIP A. TALBERT
United States Attorney
8 Eastern District of California

9 *Attorneys for the United States of America*

10 UNITED STATES DISTRICT COURT
11 EASTERN DISTRICT OF CALIFORNIA

13 United States of America,
14 Plaintiff,

15 v.

16 Edgard Couri; First American Title
17 Insurance Company; Wesav Mortgage
18 Corporation; Wells Fargo Bank, N.A.; GE
19 Mortgage Services LLC; Kern County;
State of California Franchise Tax Board;
20 Defendants.

No. 1:17-CV-00713-DAD-JLT

**[PROPOSED] ORDER APPROVING
STIPULATION REGARDING LIEN
PRIORITY BETWEEN JORDAN
KAUFMAN, KERN COUNTY
TREASURER-TAX COLLECTOR, AND
THE UNITED STATES**

(Doc. 20)

21 Plaintiff, the United States of America (“United States”), and Defendant, Jordan Kaufman,
22 Kern County Treasurer-Tax Collector (“Kern County Treasurer”), have jointly filed a Stipulation
23 Regarding Lien Priority Between Jordan Kaufman, Kern County Treasurer-Tax Collector, and the
24 United States (ECF No. 20) (“Stipulation”) with regard to real property commonly known as
25 2709 Pecangrove Drive, Bakersfield, California 93311 (“Subject Property”).

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1 In consideration of the parties' Stipulation and for good cause shown, the Court

2 ORDERS:

3 (1) The Stipulation between the United States and the Kern County Treasurer
4 is hereby approved;

5 (2) Kern County Treasurer is substituted in the place of Kern County as a
6 defendant in this action, and this action is termination as to Kern County;

7 (3) If the Court permits the sale of the Subject Property, the United States shall
8 submit to the Court a proposed Order of Foreclosure and Judicial Sale consistent with the
9 Stipulation;

10 (4) Kern County Treasurer agrees to be bound by the judgment in this case,
11 which shall incorporate the terms of the Stipulation;

12 (5) The United States and Kern County Treasurer agree to bear their own costs
13 and attorney's fees, except the costs incurred in selling the Subject Property, which are to be
14 reimbursed from the proceeds of the sale of the Subject Property prior to satisfying the
15 outstanding liens on the Subject Property; and

16 (6) Kern County Treasurer is excused from further participation in this action,
17 until, and if, the Court permits the sale of the Subject Property.

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19 IT IS SO ORDERED.

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21 Dated: July 31, 2017

/s/ Jennifer L. Thurston
UNITED STATES MAGISTRATE JUDGE

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