Doc. 36

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Accordingly, IT IS HEREBY ORDERED that:

- 1. The findings and recommendations filed May 27, 2011 are adopted in full;
- 2. Wells Fargo's February 23, 2011 motion to dismiss is partially granted;
- 3. Wells Fargo's February 23, 2011 motion for more definite statement is denied without prejudice to its renewal in state court; and
- 4. This matter is remanded to the San Joaquin County Superior Court for further proceedings.

Dated: July 9, 2011

GARLAND E. BURRELL, JR. United States District Judge