

1 PHILLIP A. TALBERT  
 United States Attorney  
 2 KEVIN C. KHASIGIAN  
 Assistant U. S. Attorney  
 3 501 I Street, Suite 10-100  
 Sacramento, CA 95814  
 4 Telephone: (916) 554-2700  
 5 Attorneys for the United States

6  
 7  
 8 IN THE UNITED STATES DISTRICT COURT  
 9 EASTERN DISTRICT OF CALIFORNIA

10  
 11 UNITED STATES OF AMERICA,  
 12 Plaintiff,  
 13 v.

2:11-CV-01902-JAM-DB  
 FINAL JUDGMENT OF FORFEITURE

14 REAL PROPERTY LOCATED AT 9445  
 FRUITRIDGE ROAD, SACRAMENTO,  
 15 CALIFORNIA, SACRAMENTO COUNTY, APN  
 NOS: 063-0060-045 AND 063-0060-046  
 16 INCLUDING ALL APPURTENANCES AND  
 IMPROVEMENTS THERETO,  
 17 Defendant.

18  
 19 Pursuant to the Stipulation for Final Judgment of Forfeiture, the Court finds:

20 1. This is a civil action *in rem* brought against certain real property located at 9445  
 21 Fruitridge Road, Sacramento, California, Sacramento County, APNs: 063-0060-045 and 063-0060-046,  
 22 including all appurtenances and improvements thereto (hereafter “defendant property”), and more fully  
 23 described in Exhibit A, attached hereto and incorporated herein by reference.

24 2. A Verified Complaint for Forfeiture *In Rem* (“Complaint”) was filed on July 20, 2011,  
 25 alleging that said defendant property is subject to forfeiture to the United States pursuant to 21 U.S.C. §  
 26 881 (a)(7).

27 3. On August 3, 2011, the defendant property was posted with a copy of the Complaint and  
 28 Notice of Complaint.

1  
2 4. Beginning on August 13, 2011, for at least thirty consecutive days, the United States  
3 published Notice of the Forfeiture Action on the official internet government forfeiture site  
4 [www.forfeiture.gov](http://www.forfeiture.gov). A Declaration of Publication was filed on September 29, 2011.

5 5. In addition to the public notice on the official internet government forfeiture site  
6 [www.forfeiture.gov](http://www.forfeiture.gov), actual notice or attempted notice was given to the following individual(s):

- 7 a. David Johns,  
8 b. Mary Johns,  
9 c. Major Amos Nilson, and  
d. Lucy H. Nilson

10 6. Claimants David Johns and Mary Johns filed a claim to the defendant property on July  
11 29, 2011, and an answer to the complaint on October 13, 2016.

12 7. Claimants Major Amos Nilson and Lucy H. Nilson<sup>1</sup>, Trustees of the Nilson Family  
13 Revocable Trust, filed a claim to the defendant property on September 14, 2011, claiming a lien holder  
14 interest in the defendant property. No other parties have filed claims or answers in this matter, and the  
15 time in which any person or entity may file a claim and answer has expired.

16 Based on the above findings, and the files and records of the Court, it is hereby ORDERED  
17 AND ADJUDGED:

18 1. The Court adopts the Stipulation for Final Judgment of Forfeiture entered into by and  
19 between the parties to this action.

20 2. Within sixty (60) days from the entry of this Final Judgment of Forfeiture, claimants  
21 David Johns and Mary Johns, shall send a cashier's check for \$5,000.00 made payable to the U.S.  
22 Marshals Service to the U.S. Attorney's Office, Attn: Asset Forfeiture Unit, 501 I Street, Suite 10-100,  
23 Sacramento, CA 95814. All right, title, and interest in said funds shall be substituted for the defendant  
24 property and forfeited to the United States pursuant to 21 U.S.C. § 881(a)(7), to be disposed of  
25 according to law.

26  
27 \_\_\_\_\_  
28 <sup>1</sup> Laurel Nilson is the Successor Trustee for the Nilson Family Revocable Trust. Major Amos Nilson and Lucy H. Nilson are both deceased.



1 **EXHIBIT A**

2 9445 Fruitridge Road, Sacramento, California

3 Parcel 1:

4 Beginning at the Southwest corner of Lot 12 as shown on that certain map entitled, "Plat of George W.  
5 Artz Subdivision No. 2", filed in Book 12 of Maps, Map No. 45, of Sacramento County records; thence  
6 from said point of beginning, North 00°16'40" East, along the Westerly line of said Lot 12, a distance of  
7 260.00 feet; thence leaving said Westerly line of Lot 12, South 89°31'29" East, a distance of 220.00 feet;  
8 thence South 00°16'40" West, a distance of 260.00 feet to the Southerly line of said Lot 12; thence North  
9 89°31'29" West, along said Southerly line, a distance of 220.00 feet, more or less, to the point of  
10 beginning.

8 Parcel 2:

9 Lot 12, and the west one-half of Lot 11, in the "George W. Artz Subdivision No. 2", as per map or plat  
10 of said subdivision filed in Book 12 of Maps, Map No. 45, Sacramento County records

11 EXCEPTING THEREFROM the following described parcel:

12 Beginning at the Southwest corner of Lot 12 as shown on that certain map entitled, "Plat of George W.  
13 Artz Subdivision No. 2", filed in Book 12 of Maps, Map No. 45, of Sacramento County records thence  
14 from said point of beginning, North 00°16'40" East, along the Westerly line of said Lot 12, a distance of  
15 260.00 feet thence leaving said Westerly line of Lot 12, South 89°31'29" East, a distance of 220.00 feet  
16 thence South 00°16'40" West, a distance of 260.00 feet to the Southerly line of said Lot 12 thence North  
17 89°31'29" West, along said Southerly line, a distance of 220.00 feet, more or less, to the point of  
18 beginning.

19 TOGETHER with an easement for ingress and egress over the West 18 feet of the South 700 feet of the  
20 East ½ of Lot 11 of said George W. Artz Subdivision No. 2. Said easement will automatically terminate  
21 five (5) years from the date hereof.  
22  
23  
24  
25  
26  
27  
28