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5 Attorneys for the United States

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

10 UNITED STATES OF AMERICA,  
11 Plaintiff,

12 v.

13 REAL PROPERTY LOCATED AT 7520  
MUIRFIELD WAY, SACRAMENTO,  
14 CALIFORNIA, SACRAMENTO COUNTY,  
APN: 048-0270-043-0000, INCLUDING ALL  
15 APPURTENANCES AND IMPROVEMENTS  
THERETO,

16 REAL PROPERTY LOCATED AT 7455  
WILLOWICK WAY, SACRAMENTO,  
17 CALIFORNIA, SACRAMENTO COUNTY,  
18 APN: 047-0265-009-0000, INCLUDING ALL  
APPURTENANCES AND IMPROVEMENTS  
19 THERETO,

20 REAL PROPERTY LOCATED AT 2381  
KENWORTHY WAY, SACRAMENTO,  
21 CALIFORNIA, SACRAMENTO COUNTY,  
22 APN: 053-0021-010-0000, INCLUDING ALL  
APPURTENANCES AND IMPROVEMENTS  
THERETO, and

23 REAL PROPERTY LOCATED AT 1724 S  
24 STREET, SACRAMENTO, CALIFORNIA,  
SACRAMENTO COUNTY, APN: 009-0096-  
25 008-0000, INCLUDING ALL  
APPURTENANCES AND IMPROVEMENTS  
26 THERETO,

27 Defendants.  
28

2:14-CV-02941-GEB-DAD

STIPULATION TO STAY FURTHER  
PROCEEDINGS AND ORDER

DATE: N/A  
TIME: N/A  
COURTROOM: N/A

1 The United States and Claimants Ashley Chang, Robert Chomentowski and LC Equity Group,  
2 Inc. (“claimants”) hereby stipulate that a stay is necessary in the above-entitled action, and request that  
3 the Court enter an order staying all further proceedings until July 13, 2015.

4 1. Claimants have filed claims in this *in rem* forfeiture action, asserting they have an  
5 interest in the defendant assets. ECF Nos. 12, 13 and 14. Answers will not be required until the stay  
6 contemplated by this stipulation expires.

7 2. The stay is requested pursuant to 18 U.S.C. §§ 981(g)(1), 981(g)(2), and 21 U.S.C. §  
8 881(i). The United States contends that the defendant assets were money furnished and intended to be  
9 furnished in exchange for a controlled substance or listed chemical, constituted proceeds traceable to  
10 such an exchange, and was used and intended to be used to commit or facilitate a violation of 21 U.S.C.  
11 §§ 841. Claimant Chang denies these allegations.

12 3. Claimant Ashley Chang has been charged with federal crimes related to drug trafficking  
13 related to the defendant assets, United States. v. Guo Neng Ma and Ashley Chang, 2:14-CR-00330-  
14 GEB. It is the United States’ position that the statute of limitations has not expired on potential  
15 criminal charges relating to the drug trafficking involving the defendant assets. Nevertheless, the  
16 United States intends to depose the claimant regarding her ownership of the defendant assets, as well as  
17 her knowledge of the marijuana trafficking. If discovery proceeds at this time, claimant Chang will be  
18 placed in the difficult position of either invoking her Fifth Amendment rights against self-incrimination  
19 and losing the ability to pursue her claim to the defendant assets, or waiving her Fifth Amendment  
20 rights and submitting to a deposition and potentially incriminating herself. If she invokes her Fifth  
21 Amendment rights, the United States will be deprived of the ability to explore the factual basis for the  
22 claim she filed with this court.

23 4. In addition, the claimant intends to depose, among others, the agents involved with this  
24 investigation, including but not limited to, the agents with the Drug Enforcement Administration.  
25 Allowing depositions of the law enforcement officers at this time would adversely impact the federal  
26 prosecution.

27 5. The parties recognize that proceeding with these actions at this time has potential  
28 adverse effects on the investigation of the underlying criminal conduct and/or upon the claimant’s

1 ability to assert any defenses to forfeiture. For these reasons, the parties jointly request that the matter  
2 be stayed and all further proceedings be taken off calendar until July 13, 2015, in accordance with the  
3 terms of this stipulation. At that time the parties will advise the court of the status of the criminal case  
4 and will advise the court whether a further stay is necessary.

5  
6 Dated: 4/17/15

BENJAMIN B. WAGNER  
United States Attorney

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8  
9 By: /s/ Kevin C. Khasigian  
KEVIN C. KHASIGIAN  
Assistant U.S. Attorney

10  
11 Dated: 4/17/15

/s/ Timothy Zindel  
TIMOTHY ZINDEL  
Attorney for Claimant Ashley Chang  
(As authorized via email)

12  
13  
14 Dated: 4/14/15

/s/ Richard J. Reynolds  
RICHARD J. REYNOLDS  
Attorney for Claimants  
Robert Chomentowski and LC Equity Group, Inc.  
(As authorized via phone)

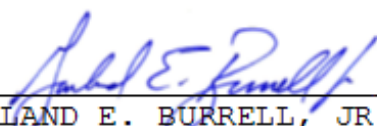
15  
16  
17 Dated: 4/17/15

/s/ Megan E. Gruber  
MEGAN E. GRUBER  
Attorney for Claimant Green Tree Servicing LLC  
(As authorized via phone)

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20  
21 **ORDER**

22 For the reasons set forth above, this matter is stayed and all further proceedings shall be taken  
23 off calendar pursuant to 18 U.S.C. §§ 981(g)(1), 981(g)(2), and 21 U.S.C. § 881(i) until July 13, 2015,  
24 at which time the parties will advise the Court whether a further stay is necessary.

25 IT IS SO ORDERED.  
26 Dated: April 17, 2015

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GARLAND E. BURRELL, JR.  
Senior United States District Judgeings