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6 Attorneys for Non-Party Lienholder,  
 Roger Anderson, Trustee of The RWA Trust  
 7 Dated March 14, 2014

8 **IN THE UNITED STATES DISTRICT COURT**  
 9 **EASTERN DISTRICT OF CALIFORNIA**

10  
 11 UNITED STATES OF AMERICA,

12 Plaintiff,

13 vs.

14  
 15 REAL PROPERTY LOCATED AT  
 16 10170 PATTI WAY, ELK GROVE,  
 CALIFORNIA, SACRAMENTO  
 17 COUNTY, APN: 132-0910-069-0000,  
 18 INCLUDING ALL APPURTENANCES  
 AND IMPROVEMENTS THERETO,  
 19

20 REAL PROPERTY LOCATED AT  
 21 4960 FRANCESCA STREET, ELK  
 GROVE, CALIFORNIA,  
 22 SACRAMENTO COUNTY, APN: 117-  
 1000-033-0000, INCLUDING ALL  
 23 APPURTENANCES AND  
 24 IMPROVEMENTS THERETO,

25 REAL PROPERTY LOCATED AT  
 26 19460 FIDDLETOWN ROAD,  
 FIDDLETOWN, CALIFORNIA,  
 27 AMADOR COUNTY, APN: 021-050-  
 28 019-000, INCLUDING ALL

**Case No. 2:18-CV-00763-KJM-CKD**

**STIPULATION AND  
 WITHDRAWAL OF VERIFIED  
 CLAIM AND ANSWER OF  
 LIENHOLDER, ROGER  
 ANDERSON, TRUSTEE OF THE  
 RWA TRUST DATED MARCH 14,  
 2014; ORDER**

Complaint Filed: April 3, 2018  
 Trial Date: None Set

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1 APPURTENANCES AND  
2 IMPROVEMENTS THERETO,

3 REAL PROPERTY LOCATED AT  
4 9009 FERNWAY COURT, ELK  
5 GROVE, CALIFORNIA,  
6 SACRAMENTO COUNTY, APN: 116-  
7 1290-019-0000, INCLUDING ALL  
8 APPURTENANCES AND  
9 IMPROVEMENTS THERETO,

10 REAL PROPERTY LOCATED AT  
11 8885 MONTEREY OAKS DRIVE, ELK  
12 GROVE, CALIFORNIA,  
13 SACRAMENTO COUNTY, APN: 116-  
14 1270-018-0000, INCLUDING ALL  
15 APPURTENANCES AND  
16 IMPROVEMENTS THERETO,

17 REAL PROPERTY LOCATED AT  
18 16481 FIDDLETOWN ROAD,  
19 FIDDLETOWN, CALIFORNIA,  
20 AMADOR COUNTY, APN: 014-270-  
21 026-000, INCLUDING ALL  
22 APPURTENANCES AND  
23 IMPROVEMENTS THERETO,

24 REAL PROPERTY LOCATED AT 25  
26 DONSON COURT, ELK GROVE,  
27 CALIFORNIA, SACRAMENTO  
28 COUNTY, APN: 117-1510-050-0000,  
INCLUDING ALL APPURTENANCES  
AND IMPROVEMENTS THERETO,

REAL PROPERTY LOCATED AT  
7627 MASTERS STREET, ELK  
GROVE, CALIFORNIA,  
SACRAMENTO COUNTY, APN: 117-  
1390-017-0000, INCLUDING ALL  
APPURTENANCES AND  
IMPROVEMENTS THERETO, and

1 REAL PROPERTY LOCATED AT  
2 8620 PORT HAYWOOD WAY,  
3 SACRAMENTO, CALIFORNIA,  
4 SACRAMENTO COUNTY, APN: 117-  
5 0970-086-0000, INCLUDING ALL  
6 APPURTENANCES AND  
7 IMPROVEMENTS THERETO,

8  
9 Defendants.

10 **IT IS HEREBY STIPULATED** by and between claimant, Roger Anderson,  
11 Trustee of The RWA Trust Dated March 14, 2014 (“Claimant”), by and through its  
12 undersigned counsel, Larissa A. Branes, Esq. of Geraci Law Firm, and Plaintiff, the  
13 United States of America (“Plaintiff”), by and through its undersigned counsel,  
14 Kevin C. Khasigian, Assistant United States Attorney, as follows:

15 1. Claimant asserted a lienholder interest in the defendant property located  
16 at 7627 Masters Street, Elk Grove, California 95758 (“Defendant Masters Street”),  
17 which maintains the following legal description:

18 Real property in the City of Sacramento, County of Sacramento, State of  
19 California, described as follows:

20 LOT 81, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT  
21 OF LAGUNA VEGA SOUTH, SUBDIVISION NO. P00-087", FILED  
22 IN THE OFFICE OF THE COUNTY RECORDER OF  
23 SACRAMENTO COUNTY, CALIFORNIA ON SEPTEMBER 26,  
24 2002, IN BOOK 304 OF MAPS, AT PAGE 4.

25 APN: 117-1390-017-0000;

26 2. The loan has since been satisfied and Claimant no longer has an interest  
27 in Defendant Masters Street;

28 ///

///

1           3.       Accordingly, Claimant hereby withdraws its claim filed in the above-  
2 captioned case on June 13, 2018 [Dk. 16] and its answer filed in the above-captioned  
3 case on June 22, 2018 [Dk. 21] with respect to the Defendant Masters Street;

4           4.       To the extent required under the *Federal Rules of Civil Procedure*, Rule  
5 41(a), Plaintiff agrees to dismiss with prejudice Claimant in the above-captioned  
6 case pursuant to the *Federal Rules of Civil Procedure*, Rule 41(a). Defendant  
7 Masters Street is the *in rem* defendant.

8           5.       Each party hereto is to bear its own costs; and

9           6.       Claimant is hereby removed from the Service List for the above-  
10 captioned case.

11  
12 Date: September 25, 2018

**GERACI LAW FIRM**

13  
14 By: /s/ Larissa A. Branes  
15 Larissa A. Branes, Esq.  
16 Amy E. Martinez, Esq.  
17 Alexa P. Stephenson, Esq.  
Attorneys for Non-Party Claimant, Roger  
Anderson, Trustee of the RWA Trust Dated  
March 14, 2014

18  
19 Date: September 25, 2018

**MCGREGOR W. SCOTT**  
United States Attorney

20  
21 By: /s/ Kevin C. Khasigian  
22 Kevin C. Khasigian  
23 Assistant United States Attorney  
24  
25  
26  
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**ORDER**

The Court has read and considered the Stipulation of Withdrawal of Claim and Answer by Roger Anderson, Trustee of The RWA Trust Dated March 14, 2014 (“the Stipulation”) by Claimant, Roger Anderson, Trustee of The RWA Trust Dated March 14, 2014 (“Claimant”), and Plaintiff, United States of America (“Plaintiff”), by and through their respective counsel (collectively, the “Parties”). For the reasons stated in the Stipulation and for good cause shown,

**IT IS HEREBY ORDERED** as follows:

1. The Stipulation is approved.
2. Claimant’s claim filed in the above-captioned case on June 13, 2018 [Dk. 16] is hereby deemed withdrawn.
3. Claimant’s answer filed in the above-captioned case on June 22, 2018 [Dk. 21] is hereby deemed withdrawn.
4. Claimant is hereby deemed dismissed from the above-captioned case.

**IT IS SO ORDERED.**

DATED: September 25, 2018.

  
UNITED STATES DISTRICT JUDGE