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

10  
 11 UNITED STATES OF AMERICA,  
 12 Plaintiff,

2:18-CV-00763-KJM-CKD

13 v.

STIPULATION FOR PARTIAL LIFT  
 OF STAY AND ORDER

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

18 Defendants.

19  
 20 The United States and Claimant Bi Juan Li, through their respective counsel, hereby stipulate and  
 21 request the Court to lift the stay for the limited purpose of filing settlement documents for real property  
 22 located at 9009 Fernway Court, Elk Grove, California, Sacramento County, APN: 116-1290-019-0000  
 23 (“defendant Fernway Court”). The parties anticipate that, if granted, the settlement documents would  
 24 close the case against defendant Fernway Court. Thus, the stay would no longer be necessary for this  
 25 property.<sup>1</sup>

26 Claimant Lone Oak Fund, LLC filed a claim asserting a lienholder interest in defendant Fernway  
 27 Court. Claimant Bi Juan Li filed a Claim to defendant Fernway Court. No other party has filed a claim

28 <sup>1</sup> The case would remain stayed as to the other three *In Rem* Defendants. This request is limited to defendant Fernway Court.

1 asserting an interest in defendant Fernway Court.

2 On October 4, 2019, escrow closed for defendant Fernway Court. Lone Oak Fund, LLC was paid  
3 in full through escrow. Lone Oak Fund, LLC withdrew their claim on February 21, 2020.

4 The United States and claimant Bi Juan Li have reached a settlement regarding the net proceeds  
5 from the sale of the Fernway Court property.

6 Dated: 4/9/2023

PHILLIP A. TALBERT  
United States Attorney

7  
8 By: /s/ Kevin C. Khasigian  
KEVIN C. KHASIGIAN  
Assistant U.S. Attorney

9  
10 Dated: 4/25/2023

/s/ Terry Hunt  
TERRY R. HUNT  
Attorney for claimant Bi Juan Li

11  
12 (Authorized by email)

13  
14  
15 **ORDER**

16 For the reasons set forth above, the stay is lifted regarding the real property located at  
17 9009 Fernway Court, Elk Grove, California, Sacramento County, APN: 116-1290-019-0000.

18 IT IS SO ORDERED.

19 Dated: May 1, 2023.

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22 \_\_\_\_\_  
CHIEF UNITED STATES DISTRICT JUDGE