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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-00775-KJM-CKD

13 v.

STIPULATION FOR PARTIAL LIFT  
 OF STAY AND ORDER

14 REAL PROPERTY LOCATED AT 7204  
 ALPINE FROST DRIVE, SACRAMENTO,  
 15 CALIFORNIA, SACRAMENTO  
 COUNTY, APN: 117-1150-018-0000,  
 16 INCLUDING ALL APPURTENANCES  
 AND IMPROVEMENTS THERETO, ET  
 17 AL.,

18 Defendants.

19  
 20 The United States and Claimant Wen Jun Zeng hereby stipulate and request the Court to lift the  
 21 stay for the limited purpose of entering a Partial Final Judgment of Forfeiture for real property located at  
 22 7241 Vanita Way, Sacramento, California, (“Defendant 7241 Vanita Way property”). The parties  
 23 anticipate that the Partial Final Judgment of Forfeiture would close the case against Defendant 7241  
 24 Vanita Way property. Thus, the stay would no longer be necessary for this property.<sup>1</sup>

25 Claimant Wen Jun Zeng filed a claim and answer asserting an interest in Defendant 7241 Vanita  
 26 Way property. Bill Olin 401k Profit Sharing Plan filed a claim alleging a lien holder interest in the

27  
 28 <sup>1</sup> The case would remain stayed as to all other *In Rem* Defendants. This request is limited to Defendant 7241 Vanita Way property.

1 defendant Vanita Way Property and was paid off at the close of escrow. Bill Olin 401k Profit Sharing  
2 Plan withdrew its Claim on September 17, 2019. No other party has filed a claim asserting an interest in  
3 Defendant 7241 Vanita Way property. Law enforcement executed a federal search warrant at 7241  
4 Vanita Way in Sacramento California and found an active marijuana grow containing 199 marijuana  
5 plants, two pounds of processed marijuana, and marijuana grow equipment. Defendant 7241 Vanita Way  
6 was purchased with wire transfers from China, financed with a hard money loan, and Person A facilitated  
7 the property transaction for the buyer.

8  
9 Dated: 10/1/2019

McGREGOR W. SCOTT  
United States Attorney

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

12  
13 Dated: 10/1/2019

/s/ Samuel D. Berns  
SAMUEL D. BERNs  
Attorney for Claimant Wen Jun Zeng  
(Authorized via email)

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16  
17 **ORDER**

18 For the reasons set forth above, the stay is lifted regarding the real property located at 7241  
19 Vanita Way, Sacramento, California.

20 IT IS SO ORDERED

21 Dated: October 7, 2019.

22   
23 \_\_\_\_\_  
UNITED STATES DISTRICT JUDGE