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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,
 13 v.
 14 REAL PROPERTY LOCATED AT 10497
 ALTA MESA ROAD, WILTON,
 15 CALIFORNIA, SACRAMENTO
 COUNTY, APN: 136-0250-050-0000,
 16 INCLUDING ALL APPURTENANCES
 AND IMPROVEMENTS THERETO, ET
 17 AL.,
 Defendants.

2:18-CV-00798-KJM-CKD
 STIPULATION FOR PARTIAL LIFT
 OF STAY AND ORDER

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 19 The United States and claimants Charisma 18 Ave Realty, Inc. and Douglas Pool, through their
 20 respective counsel, hereby stipulate and request the Court to lift the stay for the limited purpose of filing
 21 settlement documents for real properties located at 11709 Colony Road, Galt, California, Sacramento
 22 County, APN: 138-0090-092-0000 (“defendant Colony Road”) and 13701 Indio Drive, Sloughouse,
 23 California, Sacramento County, APN: 073-0114-010-0000 (“defendant Indio Drive”). The parties
 24 anticipate that, if granted, the settlement documents would close the case against defendants Colony
 25 Road and Indio Drive. Thus, the stay would no longer be necessary for these properties.¹

26 Douglas Pool filed a Claim and an Answer to the Complaint asserting a lien holder interest in
 27

28 ¹ The case would remain stayed as to the one remaining *In Rem* Defendant. This request is limited to defendants Colony Road and Indio Drive.

1 defendant Indio Drive. Charisma 18 Ave Realty, Inc. filed Verified Claims to both defendant properties
2 and Answers to the Complaint. Dew Claw, LLC filed a Claim and an Answer to the Complaint asserting
3 a lien holder interest in defendant Colony Road. No other party has filed a claim asserting an interest in
4 defendants Colony Road and Indio Drive.

5 On January 15, 2021, escrow closed for defendant Colony Road. Dew Claw, LLC was paid in
6 full through escrow. Dew Claw, LLC withdrew their Claim and Answer on May 12, 2021.

7 The United States and claimants Charisma 18 Ave Realty, Inc. and Douglas Pool have reached a
8 settlement regarding the Colony Road and Indio Drive properties.

9 Dated: 2/13/2023

PHILLIP A. TALBERT
United States Attorney

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

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13 Dated: 2/14/2023

/s/ Mark J. Reichel
MARK J. REICHEL
Attorney for Charisma 18 Ave Realty, Inc.

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16 Dated: 2/14/2023

/s/ Jonathan R. Howden
JONATHAN R. HOWDEN
Attorney for Lienholder Douglas Pool

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18 (Signatures authorized by email)

19
20 **ORDER**

21 For the reasons set forth above, the stay is lifted regarding the real properties located at 11709
22 Colony Road, Galt, California, Sacramento County, APN: 138-0090-092-0000 and 13701 Indio Drive,
23 Sloughhouse, California, Sacramento County, APN: 073-0114-010-0000.

24 IT IS SO ORDERED.

25 DATED: February 14, 2023.

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28 _____
CHIEF UNITED STATES DISTRICT JUDGE