

1 McGREGOR W. SCOTT
 United States Attorney
 2 KEVIN C. KHASIGIAN
 Assistant U. S. Attorney
 3 501 I Street, Suite 10-100
 Sacramento, CA 95814
 4 Telephone: (916) 554-2700
 5 Attorneys for the United States

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

10
 11 UNITED STATES OF AMERICA,
 12 Plaintiff,

2:18-CV-00799-KJM-CKD

13 v.

STIPULATION FOR PARTIAL LIFT
 OF STAY AND ORDER

14 REAL PROPERTY LOCATED AT 2033
 BASTONA DRIVE, ELK GROVE,
 15 CALIFORNIA, SACRAMENTO
 COUNTY, APN: 119-1860-037-0000,
 16 INCLUDING ALL APPURTENANCES
 AND IMPROVEMENTS THERETO, ET
 17 AL.,

18 Defendants.

19
 20 The United States and claimant Li Tan Lin, 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 5759 Muskingham Way, Sacramento, California, Sacramento County, APN: 117-1280-034-
 23 0000 (“defendant Muskingham Way”). The parties anticipate that, if granted, the settlement documents
 24 would close the case against defendant Muskingham Way. Thus, the stay would no longer be necessary
 25 for this property.¹

26
 27
 28 ¹ The case would remain stayed as to the other five *In Rem* Defendants. This request is limited to defendant Muskingham Way.

1 James Bennett Keegan, Jr. and Diane Elaine Keegan, Trustees, filed a claim asserting a lienholder
2 interest in defendant Muskingham Way. Claimant Li Tan Lin filed a Verified Statement of Interest in
3 defendant Muskingham Way. No other party has filed a claim asserting an interest in defendant
4 Muskingham Way.

5 On November 30, 2018, escrow closed for defendant Muskingham Way. James Bennett Keegan,
6 Jr. and Diane Elaine Keegan were paid in full through escrow. James Bennett Keegan, Jr. and Diane
7 Elaine Keegan withdrew their claim on July 23, 2019.

8 The United States and claimant Li Tan Lin have reached a settlement regarding the net proceeds
9 from the sale of the Muskingham Way property.

10
11 Dated: 9/13/2019

McGREGOR W. SCOTT
United States Attorney

12
13 By: /s/ Kevin C. Khasigian
KEVIN C. KHASIGIAN
Assistant U.S. Attorney

14
15 Dated: 10/15/19

/s/ David P. Foos
DAVID P. FOOS
Attorney for claimant Li Tan Lin

(Authorized by email)

16
17
18
19
20 **ORDER**

21 For the reasons set forth above, the stay is lifted regarding the real property located at 5759
22 Muskingham Way, Sacramento, California, Sacramento County, APN: 117-1280-034-0000.

23 IT IS SO ORDERED

24 Dated: October 24, 2019.

25 
UNITED STATES DISTRICT JUDGE