

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

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

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 11 UNITED STATES OF AMERICA,  
 12 Plaintiff,  
 13 v.  
 14 REAL PROPERTY LOCATED AT 2033  
 BASTONA DRIVE, ELK GROVE,  
 15 CALIFORNIA, SACRAMENTO COUNTY,  
 APN: 119-1860-037-0000, INCLUDING ALL  
 16 APPURTENANCES AND IMPROVEMENTS  
 THERETO, ET AL.,  
 17 Defendants.

2:18-CV-00799-KJM-CKD  
 PARTIAL FINAL JUDGMENT OF  
 FORFEITURE RE REAL PROPERTY  
 LOCATED AT 9043 PEMBRIDGE DRIVE,  
 ELK GROVE, CA

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 19 Pursuant to the Stipulation for Final Judgment of Forfeiture, the Court finds:

- 20 1. This is a civil forfeiture action against six real properties, one of which is the real  
 21 property located at 9043 Pembridge Drive, Elk Grove, California, Sacramento County, APN: 134-0730-  
 22 009-0000 (“defendant property”).
- 23 2. A Verified Complaint for Forfeiture *In Rem* (“Complaint”) was filed on April 5, 2018,  
 24 alleging that said defendant property is subject to forfeiture to the United States pursuant to 18 U.S.C. §§  
 25 981(a)(1)(A), 981(a)(1)(C), and 21 U.S.C. §§ 881(a)(6) and 881(a)(7).
- 26 3. On May 17, 2018, the defendant property was posted with a copy of the Complaint and  
 27 Notice of Complaint.
- 28 4. Beginning on May 18, 2018, for at least 30 consecutive days, the United States published

1 Notice of the Forfeiture Action on the official internet government forfeiture site [www.forfeiture.gov](http://www.forfeiture.gov). A  
2 Declaration of Publication was filed on July 26, 2018.

3 5. In addition to the public notice on the official internet government forfeiture site  
4 [www.forfeiture.gov](http://www.forfeiture.gov), actual notice or attempted notice was given to the following individuals or entities  
5 related to this defendant property:

- 6 a. Jing Sheng Jiang, and
- 7 b. Jan Horn and Maureen Horn c/o Placer Lender Services.

8 6. Jan Horn and Maureen Horn, Trustees of the Horn Family Trust Dated July 15, 2015,  
9 filed a Claim on May 25, 2018, claiming a lien holder interest in the defendant property. Jing Sheng  
10 Jiang (“claimant”) filed a Claim and Answer to the Complaint on June 29, 2018. No other parties have  
11 filed claims or answers regarding this defendant property, and the time in which any person or entity  
12 may file a claim and answer has expired.

13 7. On May 21, 2019, escrow closed for the defendant property at 9043 Pembridge Drive,  
14 Elk Grove, California, Sacramento County, APN: 134-0730-009-0000, and the United States received  
15 wire transfers in the amount of \$105,624.82, which will be substituted in lieu of the real property. Jan  
16 Horn and Maureen Horn were paid in full through escrow. Jan Horn and Maureen Horn withdrew their  
17 Claim on September 11, 2019.

18 Based on the above findings, and the files and records of the Court, it is hereby ORDERED  
19 AND ADJUDGED:

20 1. Judgment is hereby entered against claimants Jing Sheng Jiang, Jan Horn, and Maureen  
21 Horn, and all other potential claimants who have not filed claims in this action.

22 2. Upon entry of this Final Judgment of Forfeiture, \$80,519.82 of the Approximately  
23 \$105,624.82 in net proceeds from the sale of defendant real property located at 9043 Pembridge Drive,  
24 Elk Grove, California, Sacramento County, APN: 134-0730-009-0000, together with any interest that  
25 may have accrued on the total amount of net proceeds, shall be forfeited to the United States pursuant to  
26 18 U.S.C. §§ 981(a)(1)(A), 981(a)(1)(C), and 21 U.S.C. §§ 881(a)(6) and 881(a)(7), to be disposed of  
27 according to law.

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1           3.       Upon entry of this Final Judgment of Forfeiture, but no later than 60 days thereafter,  
2 \$25,105.00 of the Approximately \$105,624.82 in net proceeds from the sale of defendant real property  
3 located at 9043 Pembridge Drive, Elk Grove, California, Sacramento County, APN: 134-0730-009-  
4 0000, shall be returned to claimant Jing Sheng Jiang through attorney Linda M. Parisi.

5           4.       The United States and its servants, agents, and employees are released from any and all  
6 liability arising out of or in any way connected with the filing of the Complaint and the posting of the  
7 defendant property with the Complaint and Notice of Complaint. This is a full and final release  
8 applying to all unknown and unanticipated injuries, and/or damages arising out of or in any way  
9 connected with the filing of the Complaint and the posting of the defendant property with the Complaint  
10 and Notice of Complaint, as well as those now known or disclosed. Claimant waived the provisions of  
11 California Civil Code § 1542.

12           5.       Claimant waived any and all claim or right to interest that may have accrued on the  
13 money being forfeited in lieu of the defendant real property.

14           6.       All parties are to bear their own costs and attorneys' fees, if any.

15           7.       Based upon the allegations set forth in the Complaint filed April 5, 2018, and the  
16 Stipulation for Final Judgment of Forfeiture filed herein, the Court enters this Certificate of Reasonable  
17 Cause pursuant to 28 U.S.C. § 2465, that there was reasonable cause for the filing of the Complaint and  
18 the posting of the defendant property with the Complaint and Notice of Complaint, and for the  
19 commencement and prosecution of this forfeiture action.

20                   SO ORDERED THIS 10<sup>th</sup> day of February, 2020.

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24                   CHIEF UNITED STATES DISTRICT JUDGE  
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