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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 5313 KUNGSTING WAY,  
 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 5313 Kungsting Way, Elk Grove, California, Sacramento County, APN: 132-1620-  
 22 047-0000 (“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 14, 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. Fu Long Liu, and
- 7 b. Corey Fenig and Faye Fenig.

8 6. Claimants Corey Fenig and Faye Fenig, Trustees of the 2008 Corey and Faye Fenig  
9 Revocable Trust, filed a Claim on May 23, 2018, claiming a lien holder interest in the defendant  
10 property. Claimant Fu Long Liu (“claimant”) filed a Claim on June 12, 2018, and an Answer to the  
11 Verified Complaint on June 13, 2018. No other parties have filed claims or answers regarding this  
12 defendant property, and the time in which any person or entity may file a claim and answer has expired.

13 7. On June 13, 2018, escrow closed for the defendant property at 5313 Kungsting Way, Elk  
14 Grove, California, Sacramento County, APN: 132-1620-047-0000, and the United States received a wire  
15 transfer in the amount of \$110,634.89, which will be substituted in lieu of the real property. Corey  
16 Fenig and Faye Fenig were paid in full through escrow. Corey Fenig and Faye Fenig withdrew their  
17 Claim on September 9, 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 Fu Long Liu, Corey Fenig, and Faye Fenig,  
21 and all other potential claimants who have not filed claims in this action.

22 2. Upon entry of this Final Judgment of Forfeiture, \$55,634.89 of the Approximately  
23 \$110,634.89 in net proceeds from the sale of defendant real property located at 5313 Kungsting Way,  
24 Elk Grove, California, Sacramento County, APN: 132-1620-047-0000, 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.

28 3. Upon entry of this Final Judgment of Forfeiture, but no later than 60 days thereafter,

1 \$55,000.00 of the Approximately \$110,634.89 in net proceeds from the sale of defendant real property  
2 located at 5313 Kungsting Way, Elk Grove, California, Sacramento County, APN: 132-1620-047-0000,  
3 shall be returned to claimant Fu Long Liu through attorney Ernest Chen.

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

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

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

14 7. The U.S. District Court for the Eastern District of California, Hon. Kimberly J. Mueller,  
15 District Judge, shall retain jurisdiction to enforce the terms of this Final Judgment of Forfeiture.

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

21 SO ORDERED THIS 13<sup>th</sup> day of October, 2022.

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26 CHIEF UNITED STATES DISTRICT JUDGE  
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