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2					
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5	Attorneys for Non-Party Lienholders				
6	Theorneys for I von I arry Elementers				
7					
8	IN THE UNITED STATES DISTRICT COURT				
9	EASTERN DISTRICT OF CALIFORNIA				
10					
11	UNITED STATES OF AMERICA,	2:18-CV-00808-KJ			
12	Plaintiff,				
13	v.	STIPULATION AN			
14	REAL PROPERTY LOCATED 4343 NORTH	VERIFIED CLAIM STEPHEN M WAR			
15	FORTY ROAD, LINCOLN, CALIFORNIA, PLACER COUNTY, APN: 031-310-028-000,	WARD, CO-TRUS' SUCCESSORS IN			
16	INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO,	WARD FAMILY L 4/10/04 AS TO AN 75.06667°/o INTER			
17	REAL PROPERTY LOCATED 1 RANCHO	TRUST COMPAN' GAYLE ANSELL			
18	TORRE COURT, SACRAMENTO, CALIFORNIA, SACRAMENTO COUNTY, APN: 040-0190-055- 0000, INCLUDING ALL APPURTENANCES	UNDIVIDED 24.93 THE REAL PROPE			
19	AND IMPROVEMENTS THERETO,	4343 NORTH FOR			
20	REAL PROPERTY LOCATED 13373 BENNETT ROAD, HERALD, CALIFORNIA,				
21	SACRAMENTO COUNTY, APN: 152-0120-022-				
22	0000, INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO,				
23	REAL PROPERTY LOCATED 211 HEBRON				
24	CIRCLE, SACRAMENTO, CALIFORNIA, SACRAMENTO COUNTY, APN: 225-1590-086-				
25	0000, INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO,				
26	REAL PROPERTY LOCATED 4909 WINAMAC DRIVE, SACRAMENTO, CALIFORNIA,				
27	SACRAMENTO, CALIFORNIA, SACRAMENTO COUNTY, APN: 225-1800-056- 0000, INCLUDING ALL APPURTENANCES				
28	AND IMPROVEMENTS THERETO,				
	1	XX7*.13			

## 2:18-CV-00808-KJM-CKD

STIPULATION AND WITHDRAWAL OF VERIFIED CLAIM AND ANSWER OF STEPHEN M WARD AND DEBRA L WARD, CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE WARD FAMILY LIVING TRUST DATED 4/10/04 AS TO AN UNDIVIDED 75.06667°/o INTEREST AND PENSCO TRUST COMPANY CUSTODIAN FBO GAYLE ANSELL IRA AS TO AN UNDIVIDED 24.93333°/o INTEREST IN THE REAL PROPERTY LOCATED AT 4343 NORTH FORTY ROAD

1 REAL PROPERTY LOCATED 5371 ONTARIO STREET, SACRAMENTO, CALIFORNIA, 2 SACRAMENTO COUNTY, APN: 023-0275-015-0000, INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO, REAL PROPERTY LOCATED 7471 53RD AVENUE, SACRAMENTO, CALIFORNIA, 5 SACRAMENTO COUNTY, APN: 040-0240-051-0000, INCLUDING ALL APPURTENANCES 6 AND IMPROVEMENTS THERETO, and 7 **REAL PROPERTY LOCATED 9217** SILVERDALE COURT, SACRAMENTO, CALIFORNIA, SACRAMENTO COUNTY, APN: 121-0810-047-0000, INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO, 10 Defendants. 11 IT IS HEREBY STIPULATED by and between the United States and Claimants Stephen M Ward 12 and Debra L Ward, Co-Trustees, or their successors in trust, under the Ward Family Living Trust 13 dated 4/10/04 as to an undivided 75.06667% interest, and Pensco Trust Company Custodian FBO Gayle 14 15 Ansell, IRA as to an undivided 24.93333% interest (collectively, "Claimants") as follows: 16 1. Claimants asserted a lienholder interest in the defendant property located at 4343 North 17 Forty Road, Lincoln, California, 95648 ("Defendant Property"). 2. The loan has since been satisfied and Claimants no longer have an interest in Defendant 18 Property. 19 20 3. Accordingly, Claimants hereby withdraw their claim filed in the above captioned case on June 13, 2018 [Dk. 26] and their answer filed in the above-captioned case on June 25, 2018 [Dk. 35]. 21 4. 22 To the extent required under the Federal Rules of Civil Procedure, Rule 41(a), the United States agrees to dismiss with prejudice Claimants in the above-captioned case pursuant to the Federal 23 Rules of Civil Procedure, Rule 41(a). Defendant Property is one of the *in rem* defendants. 24 25 5. Each party hereto is to bear its own costs. /// 26 l /// 27

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1	6. Claimants are hereby removed from the Service List for the above captioned case.		
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3			GERACI LAW FIRM
4	Date: <u>5/21/2</u>	<u>019</u> By:	/s/ Larissa A. Branes
5			Larissa A. Branes, Esq. Amy E. Martinez, Esq.
6			Alexa P. Stephenson, Esq. Attorneys for Lienholders, STEPHEN M WARD
7			AND DEBRA L WARD, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER
8			THE WARD FAMILY LIVING TRUST DATED 4/10/04 AS TO AN UNDIVIDED 75.06667% INTEREST AND PENSCO TRUST COMPANY
9			CUSTODIAN FBO GAYLE ANSELL, IRA AS TO AN UNDIVIDED 24.93333% INTEREST
10			
11	Date: <u>5/20/2</u>	019	MCGREGOR W. SCOTT
12			United States Attorney
13		By:	KEVIN C. KHASIĞIAN
14			Assistant United States Attorney
15			
16	<u>ORDER</u>		
17			
18	IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that:		
19	1.	1. The Stipulation is approved.	
20	2. Claimants' claim filed in the above-captioned case on June 13, 2018 [Dk. 26] is hereby		
21	deemed withdrawn.		
22	3.	3. Claimants' answer filed in the above-captioned case on June 25, 2018 [Dk. 35] is hereby	
23	deemed withdrawn.		
24	4.	4. Claimants are hereby deemed dismissed from the above-captioned case.	
25	IT IS SO ORDERED.		
26	DATED: June 9, 2019.		
27			UNITED STATES DISTRICT JUDGE
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