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5 Attorneys for Non-Party Lienholders

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

10  
 11 UNITED STATES OF AMERICA,

2:18-CV-00808-KJM-CKD

12 Plaintiff,

13 v.

14 REAL PROPERTY LOCATED 4343 NORTH  
 FORTY ROAD, LINCOLN, CALIFORNIA,  
 15 PLACER COUNTY, APN: 031-310-028-000,  
 INCLUDING ALL APPURTENANCES AND  
 16 IMPROVEMENTS THERETO,

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% INTEREST AND PENSCO  
 TRUST COMPANY CUSTODIAN FBO  
 GAYLE ANSELL IRA AS TO AN  
 UNDIVIDED 24.93333% INTEREST IN  
 THE REAL PROPERTY LOCATED AT  
 4343 NORTH FORTY ROAD

17 REAL PROPERTY LOCATED 1 RANCHO  
 TORRE COURT, SACRAMENTO, CALIFORNIA,  
 18 SACRAMENTO COUNTY, APN: 040-0190-055-  
 0000, INCLUDING ALL APPURTENANCES  
 19 AND IMPROVEMENTS THERETO,

20 REAL PROPERTY LOCATED 13373 BENNETT  
 ROAD, HERALD, CALIFORNIA,  
 21 SACRAMENTO COUNTY, APN: 152-0120-022-  
 0000, INCLUDING ALL APPURTENANCES  
 22 AND IMPROVEMENTS THERETO,

23 REAL PROPERTY LOCATED 211 HEBRON  
 CIRCLE, SACRAMENTO, CALIFORNIA,  
 24 SACRAMENTO COUNTY, APN: 225-1590-086-  
 0000, INCLUDING ALL APPURTENANCES  
 25 AND IMPROVEMENTS THERETO,

26 REAL PROPERTY LOCATED 4909 WINAMAC  
 DRIVE, SACRAMENTO, CALIFORNIA,  
 27 SACRAMENTO COUNTY, APN: 225-1800-056-  
 0000, INCLUDING ALL APPURTENANCES  
 28 AND IMPROVEMENTS THERETO,

1 REAL PROPERTY LOCATED 5371 ONTARIO  
2 STREET, SACRAMENTO, CALIFORNIA,  
3 SACRAMENTO COUNTY, APN: 023-0275-015-  
0000, INCLUDING ALL APPURTENANCES  
AND IMPROVEMENTS THERETO,

4 REAL PROPERTY LOCATED 7471 53RD  
5 AVENUE, SACRAMENTO, CALIFORNIA,  
6 SACRAMENTO COUNTY, APN: 040-0240-051-  
0000, INCLUDING ALL APPURTENANCES  
AND IMPROVEMENTS THERETO, and

7 REAL PROPERTY LOCATED 9217  
8 SILVERDALE COURT, SACRAMENTO,  
9 CALIFORNIA, SACRAMENTO COUNTY, APN:  
10 121-0810-047-0000, INCLUDING ALL  
APPURTENANCES AND IMPROVEMENTS  
THERETO,

11 Defendants.

12 IT IS HEREBY STIPULATED by and between the United States and Claimants Stephen M Ward  
13 and Debra L Ward, Co-Trustees, or their successors in trust, under the Ward Family Living Trust  
14 dated 4/10/04 as to an undivided 75.06667% interest, and Pensco Trust Company Custodian FBO Gayle  
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").

18 2. The loan has since been satisfied and Claimants no longer have an interest in Defendant  
19 Property.

20 3. Accordingly, Claimants hereby withdraw their claim filed in the above captioned case on  
21 June 13, 2018 [Dk. 26] and their answer filed in the above-captioned case on June 25, 2018 [Dk. 35].

22 4. To the extent required under the Federal Rules of Civil Procedure, Rule 41(a), the United  
23 States agrees to dismiss with prejudice Claimants in the above-captioned case pursuant to the Federal  
24 Rules of Civil Procedure, Rule 41(a). Defendant Property is one of the *in rem* defendants.

25 5. Each party hereto is to bear its own costs.

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