

1 PHILLIP A. TALBERT
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

10
11 UNITED STATES OF AMERICA,

2:18-CV-00825-KJM-CKD

12 Plaintiff,

13 v.

STIPULATION FOR PARTIAL LIFT
OF STAY AND ORDER

14 REAL PROPERTY LOCATED AT 8744
VYTINA DRIVE, ELK GROVE,
15 CALIFORNIA, SACRAMENTO
COUNTY, APN: 115-1460-028-0000,
16 INCLUDING ALL APPURTENANCES
AND IMPROVEMENTS THERETO, ET
17 AL.,

18 Defendants.

19
20 The United States and Claimant Zhoubing Yang, through their respective counsel, hereby
21 stipulate and request the Court to lift the stay for the limited purpose of filing settlement documents for
22 real property located at 8744 Vytina Drive, Elk Grove, California, Sacramento County, APN: 115-1460-
23 028-0000 (“defendant Vytina Drive”). The parties anticipate that, if granted, the settlement documents
24 would close the case against defendant Vytina Drive. Thus, the stay would no longer be necessary for
25 this property.¹

26 PS Funding, Inc. filed a claim asserting a lienholder interest in defendant Vytina Drive. Claimant
27 Zhoubing Yang filed a Verified Claim asserting an interest in defendant Vytina Drive. No other party

28 ¹ The case would remain stayed as to the other five *In Rem* Defendants. This request is limited to defendant Vytina Drive.

1 has filed a claim asserting an interest in defendant Vytina Drive.

2 On or about February 27, 2020, escrow closed for defendant Vytina Drive. PS Funding, Inc. was
3 paid in full through escrow. PS Funding, Inc. withdrew their claim on April 12, 2021.

4 The United States and claimant Zhoubing Yang have reached a settlement regarding the net
5 proceeds from the sale of the Vytina Drive property.

6 Dated: 4/14/2023

PHILLIP A. TALBERT
United States Attorney

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

9
10 Dated: 4/24/2023

/s/ Terry Hunt
TERRY R. HUNT
Attorney for claimant Zhoubing Yang

11
12 (Authorized by email)

13
14
15 **ORDER**

16 For the reasons set forth above, the stay is lifted regarding the real property located at 8744
17 Vytina Drive, Elk Grove, California, Sacramento County, APN: 115-1460-028-0000.

18 IT IS SO ORDERED.

19 DATED: April 26, 2023.

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21 
22 _____
CHIEF UNITED STATES DISTRICT JUDGE