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6 Attorneys for Defendants,
LITTON LOAN SERVICING LP and
7 HSBC BANK USA NATIONAL
ASSOCIATION, AS TRUSTEE

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9
10 **UNITED STATES DISTRICT COURT**
11 **NORTHERN DISTRICT OF CALIFORNIA, OAKLAND DIVISION**

12 NICHOLAS AGBABIAKA,
13
14 Plaintiff,

Case No. CV 09-05583JSW

15 vs.

~~PROPOSED~~ ORDER TO EXPUNGE LIS
PENDENS

16 HSBC BANK USA NATIONAL
ASSOCIATION, individually and as trustee
17 for OWNIT MORTGAGE LOAN TRUST,
MORTGAGE LOAN ASSET-BACKED
18 CERTIFICATES SERIES 2005-2, ITS
ASSIGNEES AND/OR SUCCESSORS,
19 CONTRA COSTA COUNTY TRUSTEE,
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.;
20 LITTON LOAN SERVICING, LP, ALL
PERSONS UNKNOWN, CLAIMING ANY
21 LEGAL OR EQUITABLE RIGHT, TITLE,
ESTATE, LIEN, OR INTEREST IN THE
22 PROPERTY DESCRIBED IN THIS
COMPLAINT ADVERSE TO
23 PLAINTIFF'S TITLE THERE TO, and Does
1 - 30, inclusive,
24 Defendants.

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1 **PLEASE TAKE NOTICE THAT** on April 20, 2010, the Court entered
2 an Order granting Defendant HSBC BANK USA NATIONAL ASSOCIATION AS
3 TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-
4 BACKED CERTIFICATES, SERIES 2005-2 (hereinafter "HSBC BANK" or
5 "Defendant") Motion to Expunge Lis Pendens pursuant to C.C.P. section 405.30 -
6 405.32, and C.C.P. section 405.36. The Notice of Pendency of Action pertaining to this
7 action is subject to expungement from the official records of Contra Costa County.

8
9 **WHEREFORE, IT IS HEREBY ORDERED THAT:**

10 The Lis Pendens recorded on December 24, 2009, as Instrument No. 20090301187
11 in the official records of Contra Costa County is expunged from the official records, and
12 a copy of this Order may be recorded in the official records.

13 The Lis Pendens concerns the real property commonly known as 27 Crest Avenue,
14 Point Richmond, California 94801, located in Contra Costa County with the following
15 legal description:

16 "The land referred to herein is situated in the State of
17 California, County of contra Costa, City of Richmond, and is
18 described as follows:

19
20 THE SOUTH 10 FEET OF LOT 14 AND ALL OF LOTS 15
21 AND 16 IN BLOCK "K", AS DESIGNATED ON THE FILED
22 MAP ENTITLED "MAP OF NICHOLL SUBDIVISION OF
23 THE TOWN OF RICHMOND", WHICH MAP WAS FILED
24 IN THE OFFICE OF THE RECORDER OF THE COUNTY
25 OF CONTRA COSTA, STATE OF CALIFORNIA, ON
26 AUGUST 28, 1900, IN VOLUME E OF MAPS, AT PAGE
27 110.
28

1 EXCEPTING FROM LOT 16: THE INTEREST AWARDED
2 TO CITY OF RICHMOND IN THE FINAL ORDER OF
3 CONDEMNATION, LOCAL SUPERIOR COURT, A
4 CERTIFIED COPY OF WHICH WAS RECORDED IN THE
5 OFFICE OF THE LOCAL COUNTY RECORDER ON APRIL
6 15, 1916, BOOK 268, DEEDS, PAGE 119.

7
8 EXCEPTING FROM LOTS 15 AND 16: THAT PARCEL OF
9 LAND DESCRIBED IN THE DEED TO DEPARTMENT OF
10 VETERANS AFFAIRS, RECORDED SEPTEMBER 3, 1963,
11 BOOK 4442, OFFICIAL RECORDS, PAGE 591, O.R.

12 APN: 558-072-016"

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15
16 Dated: May 17, 2010

By: 
Judge of the United States District Court