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**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA, WESTERN DIVISION**

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

CASE NO. 2:18-cv-03041 DSF (RAOx)

PATRICK JOSEPH SORIA, an individual; WEST H&A, LLC, a Delaware Limited Liability Company; WARRANTED EFFECTUATION OF SUBSTITUTE TRANSFEREE INC, AKA W.E.S.T Inc., a Delaware Corporation; WESTWOOD LEGAL, a California Corporation; WESTWARD LEGAL, a California Corporation; BRIGHTON LEGAL GROUP, PC, a dissolved California Corporation; BLG PC NATIONAL BY BRIGHTON LEGAL GROUP, INC., a Delaware Corporation; DEUTSCHE MELLON NATIONAL ASSET, LLC, a Wyoming Limited Liability Company; CHRISTIANA WILMINGTON GLOBAL ASSET CORP., a Delaware Corporation; HBSC US IN ITS CAPACITY AS LEGAL TITLE HOLDER INCORPORATED, a Delaware Corporation; CAMDEN LEGAL GROUP, PC, a dissolved California Corporation; TAMYRA WHITE, an individual; GEORGE WESLEY JR. PIERCE, an individual; GRICELA MENDOZA, an individual; BERNARD GERMANI, an individual; REBEKAH BROWN, an individual;

**ORDER ENTERING
PRELIMINARY INJUNCTION
AGAINST DEFENDANTS AND
APPOINTING A PERMANENT
RECEIVER**

1 MICHAEL C. JACKSON, an
individual; CYNTHIA LARA, an
2 individual; F. MARTINEZ, an
individual; JENNY DE LEON, an
3 individual; ELBA CHAVEZ, an
individual; RYAN ALEXANDER
4 URQUIZU, an individual; ROGER
FRANKLIN, an individual; AND
5 WHATEVER NAME THEY MAY DO
BUSINESS UNDER; and DOES 1
6 through 10 inclusive,

7 Defendants.

8
9 On April 12, 2018, Plaintiff NATIONSTAR MORTGAGE LLC
10 ("Nationstar") filed *ex parte* applications for entry of a temporary restraining order
11 and a hearing for Order to Show Cause re why a preliminary injunction should not
12 be issued immediately and for the appointment of a receiver and a hearing for an
13 Order to Show Cause re: why a permanent receiver should not be appointed.

14 On April 23, 2018, this Court granted Nationstar's application for a temporary
15 restraining order and enjoined certain acts of Defendants, as well as their officers,
16 servants, agents, and/or attorneys, including any other not named parties wholly or
17 partially owned, contracted with, successors of, and/or assigns of the Defendants.
18 The Court also directed each of the Defendants to appear before this Court on May
19 7, 2018, at 1:30 p.m. to show cause why this Court should not enter a preliminary
20 injunction enjoining the violations of law alleged in Plaintiff's Complaint and
21 imposing such additional relief as may be appropriate. Defendants were ordered to
22 file any opposing pleadings, and serve same on Plaintiff's counsel, no later than five
23 business days prior to the preliminary injunction hearing. Plaintiffs were ordered to
24 file any responsive or supplemental pleading no later than one business day prior to
25 the preliminary injunction hearing.

26 On April 23, 2018, this Court also granted Nationstar's application for
27 appointment of a temporary receiver, and appointed Robb Evans & Associates LLC
28 as temporary receiver over Receivership Defendants. The Court also directed each

1 of the Defendants to appear before this Court on May 7, 2018 at 1:30 p.m., to show
2 cause why this Court should not appoint a permanent receiver. Defendants were
3 ordered to file any opposing pleadings, and serve the same on counsel for Plaintiff,
4 no later than five business days prior to the appointment of the hearing. Plaintiffs
5 were ordered to file any responsive or supplemental pleading no later than one
6 business day prior to the hearing.

7 On May 1, 2018, this Court modified its order granting Nationstar's
8 applications for a temporary restraining order and for appointment of a temporary
9 receiver in order to expand the definition of "Receivership Defendants" to include,
10 *inter alia*, the assets of Defendant PATRICK JOSEPH SORIA.

11 **DEFINITIONS**

12 For purposes of this Order, the following definitions shall apply:

13 A. "Assets" means any legal, equitable, or beneficial interest in, right to, or
14 claim to any real or personal property, including, without limitation, funds, vehicles,
15 boats, certificates of title, accounts with any Financial Institution, chattels, choses in
16 action, chattel paper, claims, causes of action against other persons or entities,
17 goods, instruments, equipment, fixtures, general intangibles, leaseholds, mail or
18 other deliveries, inventory, checks, notes, accounts, credits, contracts, receivables,
19 shares of stock, membership interests in any limited liability company, partnership
20 interests, inheritances, options, contractual rights, interests in any trust, art,
21 collectibles, furnishings, jewelry, personal effects, and all cash or money, wherever
22 located.

23 B. "Defendants" means the Individual Defendants and the Receivership
24 Defendants.

25 C. "Documents" include, but are not limited to, books, records, accounts,
26 writings, drawings, graphs, charts, photographs, audio and video recordings,
27 computer records, computer files, databases and other data compilations,
28 electronically stored records, or any other records of any kind or nature.

1 D. "Financial Institution" means any bank, savings and loan association,
2 credit union, finance company, credit card issuing company, commercial lending
3 company, credit card processing agent, agent providing electronic funds transfer
4 services and/or automated clearing house processing, payroll processing company,
5 insurance company, trust company, brokerage house, institutional trustee, broker-
6 dealer, escrow agent, title company, money market or mutual fund, title company,
7 commodity futures merchant, commodity trading company, precious metals dealer,
8 or depository of any kind, located or doing business in the United States or abroad.

9 E. "Individual Defendants" means Defendants PATRICK JOSEPH
10 SORIA ("Soria"); TAMYRA WHITE (a.k.a. TAMMY WHITE) ("White");
11 GEORGE WESLEY JR. PIERCE ("Pierce"); GRICELA MENDOZA ("Mendoza");
12 BERNARD GERMANI (a.k.a. BERNIE GERMANI) ("Germani"); REBEKAH
13 BROWN ("Brown"); MICHAEL C. JACKSON ("Jackson"); CYNTHIA LARA
14 ("Lara"); F. MARTINEZ ("Martinez"); JENNY DE LEON ("Leon"); ELBA
15 CHAVEZ ("Chavez"); and RYAN ALEXANDER URQUIZU ("Urquizu").

16 F. "Person" means any natural person, any entity formed, existing or
17 recognized under any body of law as a legal entity, and any unincorporated
18 association or other organization including, but not limited to, any proprietorship,
19 partnership, company, firm, corporation, joint venture, society, association, trust, or
20 government agency or unit, and any other group or combination acting as an entity.

21 G. "Plaintiff" means Plaintiff NATIONSTAR MORTGAGE LLC.

22 H. "Permanent Receiver" means Robb Evans & Associates LLC

23 I. "Receivership Assets" means Assets of any and every kind whatsoever
24 that are (1) owned, controlled, or held by or for the benefit of any of the
25 Receivership Defendants and/or Defendant Soria, in whole or in part, (2) in the
26 actual or constructive possession of any of the Receivership Defendants and/or
27 Defendant Soria, or other individual or entity acting in concert with any of the
28 Receivership Defendants and/or Defendant Soria, (3) held by an agent of any of the

1 Receivership Defendants and/or Defendant Soria, including as a retainer for the
2 agent's provision of services, or (4) owned, controlled, or held by, or in the actual or
3 constructive possession of, or otherwise held for the benefit of, any corporation,
4 partnership, trust, or other entity directly or indirectly owned or controlled in whole
5 or in part by any of the Receivership Defendants and/or Defendant Soria, including
6 Assets that have been transferred to other Persons but as to which Assets such
7 Persons do not have a legitimate claim.

8 J. "Receivership Defendants" means Defendants WEST H&A, LLC
9 ("West H&A"); WARRANTED EFFECTUATION OF SUBSTITUTE
10 TRANSFEREE INC, AKA W.E.S.T Inc. ("Warranted"); WESTWOOD LEGAL
11 ("Westwood"); WESTWARD LEGAL ("Westward"); BRIGHTON LEGAL
12 GROUP, PC (a.k.a. BRIGHTON LEGAL TITLE CO. and BLG PC NATIONAL)
13 ("Brighton"); BLG PC NATIONAL BY BRIGHTON LEGAL GROUP, INC.
14 ("BLG"); DEUTSCHE MELLON NATIONAL ASSET, LLC (a.k.a.
15 INTEGRITITLE) ("Deutsche Mellon"); CHRISTIANA WILMINGTON GLOBAL
16 ASSET CORP. ("Christiana Wilmington"); HBSC US IN ITS CAPACITY AS
17 LEGAL TITLE HOLDER INCORPORATED ("HUCLTH"); CAMDEN LEGAL
18 GROUP, PC (d.b.a. HOMEOWNER HELP INITIATIVE) ("Camden"), and any
19 subsidiaries, affiliates, successors, and assigns of any of the foregoing, any entities
20 owned or controlled by any of the foregoing, any entities owned or controlled by
21 Defendant Soria, any fictitious business names created by or used by any of the
22 foregoing, individually, collectively, or in any combination, and the Assets of
23 Defendant Soria.

24 **FINDINGS OF FACT**

25 This Court, having considered Plaintiff's Complaint, the *ex parte* applications
26 for a temporary restraining order [ECF No. 9] and an order appointing a temporary
27 receiver [ECF No. 9-9] filed by Plaintiff; the *ex parte* application for an order
28 modifying temporary restraining order and order appointing a temporary receiver

1 brought by Robb Evans & Associates LLC [ECF No. 29]; the report of temporary
2 receiver Robb Evans & Associates LLC [ECF No. 30]; the supplemental response of
3 Plaintiff to the orders to show cause; and all evidence in support thereof, finds that:

4 1. This Court has jurisdiction over the subject matter of this case, there is
5 good cause to believe it will have jurisdiction over all the parties hereto, and venue
6 in this district is proper.

7 2. There is good cause to believe that Defendants have engaged and are
8 likely to continue to engage in acts or practices that violate California Business &
9 Professions Code §17200 and that equity requires that such conduct cease. The
10 evidence shows an egregious, knowing fraud that victimizes financial institutions,
11 investors, and the public. There is no question that the recording of forged
12 documents followed by attempts to enforce rights purportedly given by the
13 documents satisfies several of the prongs of § 17200.

14 3. Plaintiff has established that immediate and irreparable harm will result
15 from Defendants' ongoing violations unless Defendants are preliminarily enjoined
16 by Order of this Court. Defendants have interfered, and continue to interfere with
17 the normal functioning of Plaintiff's business and the property system at large. The
18 resulting title issues could potentially cause problems well into the future.

19 4. Immediate and irreparable damage to the Court's ability to grant
20 effective final relief to Nationstar is likely to occur from the transfer, dissipation, or
21 concealment by Defendants of their assets or business records unless Defendants are
22 restrained by Order of this Court.

23 5. Defendants have failed to show cause why a Preliminary Injunction
24 should not issue. Weighing the equities and considering the Plaintiff's likelihood of
25 ultimate success on the merits and the likelihood of irreparable harm in the absence
26 of preliminary relief, the balance of hardships favors the Plaintiff, and a Preliminary
27 Injunction with an asset freeze and other equitable relief is in the public interest.

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1 mortgage loans that have been or are serviced, owned, and/or invested
2 in by Plaintiff;

3 (2) That Defendants were, are, or will be the trustee, assignee,
4 successor, and/or any other entity or party to any Deed of Trust or
5 mortgage that has been or is serviced, owned, and/or invested in by
6 Plaintiff;

7 (3) That any recorded Document is evidence of any interest, right, or
8 lien by Defendants in any property with a Deed of Trust or mortgage
9 that has been or is serviced, owned, and/or invested in by Plaintiff;

10 (4) That Defendants have any interest, lien, or right in any of the
11 mortgage loans that have been or are serviced, owned, and/or invested
12 in by Plaintiff;

13 (5) That Defendants own or could grant any interest or right in any
14 of the properties with mortgage loans that have been or are serviced,
15 owned, and/or invested in by Plaintiff;

16 (6) That borrowers on mortgage loans that have been or are serviced,
17 owned, and/or invested in by Plaintiff should not make their mortgage
18 payments to the true/prior lender;

19 (7) That Plaintiff, or Trusts for which Plaintiff is Trustee, do not
20 have authority to foreclose on a mortgage;

21 (8) That borrowers on mortgage loans that have been or are serviced,
22 owned, and/or invested by Plaintiff should make their mortgage
23 payments and/or any other payments to Defendants, or any person or
24 entity acting on their behalf or at their direction;

25 (9) That borrowers on mortgage loans that have been or are serviced,
26 owned, and/or invested in by Plaintiff owe any payments to
27 Defendants, or any person or entity acting on their behalf or at their
28 direction;

1 (10) That Defendants were able to, did, or could improve or otherwise
2 affect any consumer's loan terms, or any extension or alteration of
3 credit;

4 (11) That Defendants were able to, did, or could refinance, cancel,
5 and/or refund (fully or partially) any borrower's loan;

6 (12) That Defendants were able to, did, or could offer, provide, and/or
7 recommend any legal advice, services, and/or products, or that
8 Defendants work on behalf of any attorneys or can provide any legal
9 representation;

10 (13) Any claim that any Defendant or Defendants are or were a note
11 holder, beneficiary, trustee, servicer, and/or hold the original note of
12 any mortgage or loan;

13 (14) That a borrower can avoid foreclosure; and

14 (15) That any Defendant is affiliated with, endorsed or approved by,
15 or otherwise connected to any lender, beneficiary, bank, servicer,
16 trustee, loan owner/investor, government entity, any federal
17 homeowner relief or financial stability program, public, non-profit, or
18 other non-commercial program, or any other program.

19 f) Any and all efforts to market, advertise, sell, or take any actions related
20 to any properties listed in Exhibit 1;

21 g) Any and all efforts to create and/or alter any Documents intended to
22 mimic any loan, financial, or other Documents related to any loan or mortgage
23 serviced, owned, and/or invested in by Plaintiff at any time;

24 h) Any and all efforts to execute, draft, revise, stamp, and/or alter any
25 Documents related to any loan or mortgage serviced, owned, and/or invested in by
26 Plaintiff;

27 i) Any and all efforts to draft, prepare, execute, or take any action related
28 to borrower complaints, borrower requests, alleged Qualified Written Requests, or

1 any other Documents related to any loan or mortgage serviced, owned, and/or
2 invested in by Plaintiff at any time;

3 j) Any and all efforts to falsify records and/or Documents in any manner;

4 k) Recording any Documents and/or instruments related to any loan or
5 mortgage serviced, owned, and/or invested in by Plaintiff at any time;

6 l) Advertising or assisting others in advertising credit terms other than
7 those terms that actually are or will be arranged or offered by a creditor or lender;

8 m) Utilize, spend, sell, liquidate, assign, transfer, convert, disburse, gift,
9 convey, encumber, pledge, conceal, and/or move any Asset, money, and/or bank
10 accounts maintained by any of the Defendants; and

11 n) Any and all efforts to create, establish, register, and/or promote any
12 new entities to perpetuate the fraudulent schemes as described further hereinabove .

13 **APPOINTMENT OF A PERMANENT RECEIVER**

14 **IT IS FURTHER ORDERED:**

15 1. That Robb Evans & Associates LLC is appointed Permanent Receiver
16 for the business activities and Assets of Receivership Defendants, as well as the
17 Assets of Defendant Soria, with the full power of an equity receiver. The Permanent
18 Receiver shall be the agent of this Court and solely the agent of this Court in acting
19 as Permanent Receiver under this Order. The Permanent Receiver shall be
20 accountable directly to this Court. The Permanent Receiver shall comply with all
21 laws and Local Rules of this Court governing federal equity receivers, including but
22 not limited to Local Rules 66-1 through 66-5.1 and Local Rule 66-8.

23 2. **IT IS FURTHER ORDERED** that the Permanent Receiver is directed
24 and authorized to accomplish the following:

25 A. Assume full control of the Receivership Defendants, by
26 removing, as the Temporary Receiver deems necessary or advisable, any director,
27 officer, independent contractor, employee, or agent of any of the Receivership
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1 Defendants, including any named Defendant, from control of, management of, or
2 participation in, the affairs of the Receivership Defendants;

3 B. Take exclusive custody, control, and possession of all Assets and
4 Documents of, or in the possession, custody, or under the control of, the
5 Receivership Defendants and Defendant Soria, wherever situated. The Permanent
6 Receiver shall have full power to divert mail and to sue for, collect, receive, take
7 into possession, hold, and manage all Assets and Documents of the Receivership
8 Defendants and Defendant Soria and other Persons whose interests are now held by
9 or under the direction, possession, custody, or control of the Receivership
10 Defendants, provided, however, that the Permanent Receiver shall not attempt to
11 collect or receive any amount from a consumer if the Permanent Receiver believes
12 the consumer was a victim of the unlawful conduct alleged in the Complaint in this
13 matter;

14 C. Take all steps necessary to secure the business premises of the
15 Receivership Defendants. Such steps may include, but are not limited to, the
16 following as the Permanent Receiver deems necessary or advisable:

- 17 1. serving and filing this Order;
- 18 2. completing a written inventory of the all Receivership
19 Assets;
- 20 3. obtaining pertinent information from all employees and
21 other agents of the Receivership Defendants, including,
22 but not limited to, the name, home address, social security
23 number, job description, method of compensation, and all
24 accrued and unpaid commissions and compensation of
25 each such employee or agent, and all computer hardware
26 and software passwords;
- 27 4. videotaping and/or photographing all portions of the
28 location;

- 1 5. securing the location by changing the locks and
- 2 disconnecting any computer modems or other means of
- 3 access to the computer or other records maintained at that
- 4 location;
- 5 6. requiring any Persons present on the premises at the time
- 6 of this Order is served to leave the premises, to provide the
- 7 Permanent Receiver with proof of identification, or to
- 8 demonstrate to the satisfaction of the Permanent Receiver
- 9 that such Persons are not removing from the premises
- 10 Documents or Assets of the Receivership Defendants; and
- 11 7. requiring all employees, independent contractors, and
- 12 consultants of the Receivership Defendants to complete a
- 13 Questionnaire submitted by the Temporary Receiver;

14 D. Conserve, hold, and manage all Receivership Assets and perform

15 all acts necessary or advisable to preserve the value of those Assets, in order to

16 prevent any irreparable loss, damage, or injury to consumers or to creditors of the

17 Receivership Defendants, including, but not limited to, obtaining an accounting of

18 the Receivership Assets and preventing transfer, withdrawal, or misapplication of

19 the Receivership Assets;

20 E. Manage and administer the business of the Receivership

21 Defendants until further order of this Court by performing all incidental acts that the

22 Permanent Receiver deems to be advisable or necessary, which includes retaining,

23 hiring, or dismissing any employees, independent contractors, or agents;

24 F. Choose, engage, and employ attorneys, accountants, appraisers,

25 and other independent contractors and technical specialists, as the Permanent

26 Receiver deems advisable or necessary in the performance of duties and

27 responsibilities under the authority granted by this Order;

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1 G. Make payments and disbursements from the Receivership Assets
2 that are necessary or advisable for carrying out the directions of, or exercising the
3 authority granted by, this Order. The Permanent Receiver shall apply to the Court
4 for prior approval of any payments of any debt or obligation incurred by the
5 Receivership Defendants prior to the date of entry of this Order, except payments
6 that the Permanent Receiver deems necessary or advisable to secure Assets of the
7 Receivership Defendants, such as rental payments;

8 H. Determine and implement measures to ensure that the
9 Receivership Defendants comply with, and prevent violations of, this Order and all
10 other applicable laws, including, but not limited to, revising sales materials and
11 implementing monitoring procedures;

12 I. Institute, compromise, adjust, appear in, intervene in, or become
13 party to such actions or proceedings in state, federal, or foreign courts that the
14 Permanent Receiver deems necessary and advisable to preserve or recover the
15 Receivership Assets , or that the Permanent Receiver deems necessary and advisable
16 to carry out the Permanent Receiver's mandate under this Order;

17 J. Defend, compromise, adjust, or otherwise dispose of any or all
18 actions or proceedings instituted in the past or in the future against the Permanent
19 Receiver in its role as Permanent Receiver, or against the Receivership Defendants,
20 that the Permanent Receiver deems necessary and advisable to preserve the
21 Receivership Assets or that the Permanent Receiver deems necessary and advisable
22 to carry out the Permanent Receiver's mandate under this Order;

23 K. Continue and conduct the business of the Receivership
24 Defendants in such manner, to such extent, and for such duration as the Permanent
25 Receiver may in good faith deem to be necessary or appropriate to operate the
26 business profitably and lawfully, if at all; provided, however, that the continuation
27 and conduct of the business shall be conditioned upon the Permanent Receiver's
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1 good faith determination that the business can be lawfully operated at a profit using
2 the Assets of the Receivership Defendants;

3 L. Take depositions and issue subpoenas to obtain Documents and
4 records pertaining to the receivership estate and compliance with this Order.
5 Subpoenas may be served by agents or attorneys of the Permanent Receiver and by
6 agents of any process server retained by the Permanent Receiver;

7 M. Open one or more bank accounts as designated depositories for
8 funds of the Receivership Defendants. The Permanent Receiver shall deposit all
9 funds of the Receivership Defendants in such a designated account and shall make
10 all payments and disbursements from the receivership estate from such account(s);

11 N. Maintain accurate records of all receipts and expenditures that it
12 makes as Permanent Receiver;

13 O. Cooperate with reasonable requests for information or assistance
14 from any state or federal law enforcement agency;

15 P. Maintain the chain of custody of all of Defendants' records in
16 their possession; and

17 Q. The Permanent Receiver shall allow the Defendants and their
18 representatives reasonable access to the premises of the Receivership Defendants.
19 The purpose of this access shall be to inspect, inventory, and copy any and all
20 Documents and other property owned or in the possession of the Receivership
21 Defendants, provided that those Documents and property are not removed from the
22 premises. The Permanent Receiver shall have the discretion to determine the time,
23 manner, and reasonable conditions of such access.

24 3. **IT IS FURTHER ORDERED** that Defendants and their successors,
25 assigns, officers, directors, agents, servants, employees, attorneys, and all other
26 persons directly or indirectly, in whole or in part, under their control, and all other
27 persons in active concert or participation with them who receive actual notice of this
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1 Order by personal service, facsimile, email, or otherwise, whether acting directly or
2 through any corporation, subsidiary, division, or other entity, shall:

3 A. Allow the Plaintiff and the Permanent Receiver, and their
4 respective representatives, agents, attorneys, investigators, paralegals, contractors,
5 or assistants immediate access to:

6 1. All of the Defendants' business premises, including but not
7 limited to:

- 8 a) 433 N. Camden Drive, Sixth Floor #7,
9 Beverly Hills, CA 90210;
- 10 b) 10940 Wilshire Blvd., Suite 1600,
11 Los Angeles, CA 90024;
- 12 c) 2500 Broadway Avenue, Suite F-125, Building F,
13 Santa Monica, CA 90404;
- 14 d) 10880 Wilshire Blvd., #1101,
15 Los Angeles, CA 90024;
- 16 e) 9663 Santa Monica Blvd., #1459,
17 Beverly Hills, CA 90210;
- 18 f) 433 N. Camden Drive, 4th Floor,
19 Beverly Hills, CA 90210;
- 20 g) 9850 Wilshire Boulevard, Suite 1007, Beverly Hills,
21 CA 90210;
- 22 h) Any storage facilities; and.
- 23 i) Such other business locations that are wholly or
24 partially owned, rented, leased, or under the temporary or
25 permanent control of any Defendants;
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- 1 2. Any other non-Residential¹ premises where the
- 2 Defendants conduct business, sales operations, or customer service operations;
- 3 3. Any non-Residential premises where Documents related to
- 4 Defendants' businesses are stored or maintained, including but not limited to a
- 5 storage unit;
- 6 4. Any non-Residential premises where Assets belonging to
- 7 any Defendant are stored or maintained;
- 8 5. Any premises, whether Residential or otherwise, where the
- 9 Permanent Receiver has good cause to believe that Defendants, or any of them, are:
- 10 i. conducting business, sales operations, or customer
- 11 service operations;
- 12 ii. storing or maintaining Documents related to any
- 13 Defendant's business;
- 14 iii. storing or maintaining Assets belonging to any of
- 15 the Defendants; and
- 16 6. Any Documents located at any of the locations described
- 17 in this Section.

18 B. Immediately identify to the Permanent Receiver:

- 19 1. All of Defendants' business premises and storage facilities;
- 20 2. Any non-residential premises where any Defendant
- 21 conducts business, sales operations, or customer service operations;
- 22 3. Any non-residential premises where Documents related to
- 23 the business, sales operations, or customer service operations of any Defendant are
- 24 hosted, stored, or otherwise maintained, including but not limited to the name and
- 25 location of any electronic data hosts;

26 ¹ For the purposes of this Order, "Residential" or "Residence" means property
27 designed to be primarily used as a personal home where at least one person was
28 actually residing on the date of this Order.

1 4. Any non-residential premises where Assets belonging to
2 any Defendant are stored or maintained; and

3 5. All known locations, forwarding addresses, and contact
4 information for any non-residential business premises used by Receivership
5 Defendants, or any of them.

6 4. **IT IS FURTHER ORDERED** that:

7 A. Defendants, and their successors, assigns, officers, agents,
8 directors, servants, employees, salespersons, independent contractors, attorneys, and
9 corporations, and all other persons or entities in active concert or participation with
10 them, who receive actual notice of this Order by personal service or otherwise,
11 whether acting directly or through any trust, corporation, subsidiary, division, or
12 other device, or any of them, shall fully cooperate with and assist the Permanent
13 Receiver. Such cooperation and assistance shall include, but not be limited to:

14 1. Providing any information to the Permanent Receiver that
15 the Permanent Receiver deems necessary to exercising the authority and discharging
16 the responsibilities of the Permanent Receiver under this Order, including but not
17 limited to allowing the Permanent Receiver to inspect Documents and Assets and to
18 partition office space;

19 2. Providing any username or password and executing any
20 Documents required to access any computer or electronic files in any medium,
21 including but not limited to electronically stored information stored, hosted or
22 otherwise maintained by an electronic data host; and

23 3. Advising all persons who owe money to the Receivership
24 Defendants and Defendant Soria that all debts should be paid directly to the
25 Permanent Receiver.

26 B. Defendants and their successors, assigns, officers, directors,
27 agents, servants, employees, attorneys, and all other persons or entities directly, in
28 whole or in part, under their control, and all other persons in active concert or

1 participation with who receive actual notice of this Order by personal service or
2 otherwise, shall not interfere in any manner, directly or indirectly with the custody,
3 possession, management, or control by the Permanent Receiver of Assets and
4 Documents, and are hereby enjoined from directly or indirectly:

- 5 1. Transacting any of the business of the Receivership
6 Defendants;
- 7 2. Destroying, secreting, erasing, mutilating, defacing,
8 concealing, altering, transferring or otherwise disposing of, in any manner, directly
9 or indirectly, any Document or equipment of the Receivership Defendants and
10 Defendant Soria, including but not limited to contracts, agreements, consumer files,
11 consumer lists, consumer addresses and telephone numbers, correspondence,
12 advertisements, brochures, sales material, sales presentations, Documents
13 evidencing or referring to Defendants' services, training materials, scripts, data,
14 computer tapes, disks, or other computerized records, books, written or printed
15 records, handwritten notes, telephone logs, "verification" or "compliance" tapes or
16 other audio or video tape recordings, receipt books, invoices, postal receipts,
17 ledgers, personal and business canceled checks and check registers, bank statements,
18 appointed books, copies of federal, state or local business or personal income or
19 property tax returns, photographs, mobile devices, electronic storage media,
20 accessories, and any other Documents, records or equipment of any kind that relate
21 to the business practices or business or personal finances of the Receivership
22 Defendants or any other entity directly or indirectly under the control of the
23 Receivership Defendants;
- 24 3. Transferring, receiving, altering, selling, encumbering,
25 pledging, assigning, liquidating, or otherwise disposing of any Assets owned,
26 controlled, or in the possession or custody of, or in which an interest is held or
27 claimed by, the Receivership Defendants, Defendant Soria, or the Permanent
28 Receiver;

1 4. Excusing debts owed to the Receivership Defendants or
2 Defendant Soria;

3 5. Failing to notify the Permanent Receiver of any Asset,
4 including accounts, of the Receivership Defendants, Defendant Soria, or any of
5 them, held in any name other than the name of the Receivership Defendants or
6 Defendant Soria, or by any person or entity other than the Receivership Defendants
7 or Defendant Soria, or failing to provide any assistance or information requested by
8 the Permanent Receiver in connection with obtaining possession, custody, or control
9 of such Assets;

10 6. Failing to create and maintain books, records, and
11 accounts which, in reasonable detail, accurately, fairly, and completely reflect the
12 incomes, Assets, disbursements, transactions and use of monies by the Defendants
13 or any other entity directly or indirectly under the control of the Defendants;

14 7. Doing any act or refraining from any act whatsoever to
15 interfere with the Permanent Receiver's taking custody, control, possession, or
16 managing of the Assets or Documents subject to this Receivership; or to harass or
17 to interfere with the Permanent Receiver in any way; or to interfere in any manner
18 with the exclusive jurisdiction of this Court over the Assets or Documents of the
19 Receivership Defendants and Defendant Soria; or to refuse to cooperate with the
20 Permanent Receiver or the Permanent Receiver's duly authorized agents in the
21 exercise of their duties or authority under any Order of this Court; and

22 8. Filing, or causing to be filed, any petition on behalf of the
23 Receivership Defendants for relief under the United States Bankruptcy Code, 11
24 U.S.C. § 101 *et seq.*, without prior permission from this Court.

25 5. **IT IS FURTHER ORDERED** that immediately upon service of this
26 Order upon them or upon their otherwise obtaining actual knowledge of this Order,
27 or within a period permitted by the Permanent Receiver, Defendants and any other
28 Person or entity, including but not limited to Financial Institutions and electronic

1 data hosts, shall transfer or deliver access to, possession, custody, and control of the
2 following to the Permanent Receiver:

3 A. All Receivership Assets ;

4 B. All Documents of the Receivership Defendants and Defendant
5 Soria, including but not limited to, books and records of accounts, all financial and
6 accounting records, balance sheets, income statements, bank records (including
7 monthly statements, canceled checks, records of wire transfers, records of ACH
8 transactions, and check registers), client or customer lists, title Documents and other
9 papers;

10 C. All Assets belonging to members of the public now held by the
11 Receivership Defendants or Defendant Soria;

12 D. All keys, computer and other passwords, user names, entry
13 codes, combinations to locks required to open or gain or secure access to any Assets
14 or Documents of the Receivership Defendants and Defendant Soria, wherever
15 located, including, but not limited to, access to their business premises, means of
16 communication, accounts, computer systems, or other property; and

17 E. Information identifying the accounts, employees, properties, or
18 other Assets or obligations of the Receivership Defendants and Defendant Soria.

19 In the event any person or entity fails to deliver or transfer immediately any
20 Asset or otherwise fails to comply with any provision of this Section, the Permanent
21 Receiver may file *ex parte* with the Court an Affidavit of Non-Compliance
22 regarding the failure. Upon filing of the affidavit, the Court may authorize, without
23 additional process or demand, Writs of Possession or Sequestration or other
24 equitable writs requested by the Permanent Receiver. The writs shall authorize and
25 direct the United States Marshal or any sheriff or deputy sheriff of any county to
26 seize the Asset, Document, or other thing and to deliver it to the Permanent
27 Receiver.

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1 6. **IT IS FURTHER ORDERED** that the Permanent Receiver and all
2 personnel hired by the Permanent Receiver as herein authorized, including counsel
3 to the Permanent Receiver and accountants, are entitled to reasonable compensation
4 for the performance of duties pursuant to this Order, and for the cost of actual out-
5 of-pocket expenses incurred by them, from the Assets now held by or in the
6 possession or control of, or which may be received by, the Permanent Receiver,
7 Receivership Defendants or Soria. The Permanent Receiver shall file with the Court
8 and serve on the parties periodic requests for the payment of such reasonable
9 compensation, with the first such request filed no more than sixty (60) days after the
10 date of this Order. The Permanent Receiver shall not increase the hourly rates used
11 as the bases for such fee applications without prior approval of the Court. In the
12 event that the Assets are insufficient to satisfy the reasonable fees and costs incurred
13 by the Permanent Receiver and its counsel in the course of performing its duties
14 under this Order or the Court's prior Temporary Restraining Order, the Permanent
15 Receiver shall recover the balance of the fees and costs from the Plaintiff and any
16 other entity or person later added as a plaintiff to this action, with all such plaintiffs
17 being jointly and severally liable for such fees and costs.

18 7. **IT IS FURTHER ORDERED** that the Permanent Receiver shall
19 report to this Court within 60 days of the entry of this Order: (1) the steps taken by
20 the Permanent Receiver to implement the terms of this Order; (2) the value of all
21 liquidated and unliquidated Assets of the Receivership Defendants; (3) the sum of
22 all liabilities of the Receivership Defendants; (4) the steps the Permanent Receiver
23 intends to take in the future to: (a) prevent any diminution in the value of Assets of
24 the Receivership Defendants, (b) pursue receivership Assets from third parties, and
25 (c) adjust the liabilities of the Receivership Defendants, if appropriate; (5) the
26 Permanent Receiver's assessment of whether the business can be operated in
27 compliance with this Order; and (6) any other matters which the Permanent
28 Receiver believes should be brought to the Court's attention. Provided, however, if

1 any of the required information would hinder the Permanent Receiver's ability to
2 pursue receivership Assets, the portions of the Permanent Receiver's report
3 containing such information may be filed under seal and not served on the parties.

4 8. **IT IS FURTHER ORDERED** that no further bond shall be required
5 in connection with the appointment of the Permanent Receiver. Except for an act of
6 gross negligence, the Temporary Receiver and the professionals shall not be liable
7 for any loss or damage incurred by any of the Defendants, their officers, agents,
8 servants, employees, and attorneys or any other person, by reason of any act
9 performed or omitted to be performed by the Permanent Receiver and the
10 professionals in connection with the discharge of its duties and responsibilities,
11 including but not limited to their withdrawal from the case.

12 **STAY OF PROCEEDINGS**

13 1. **IT IS FURTHER ORDERED** that, except by leave of Court, during
14 the pendency of the receivership, all clients, creditors, claimants, lessors and all
15 other Persons seeking relief of any kind, in law or in equity, from the Receivership
16 Defendants, and all Persons acting on behalf of any such client, creditor, claimant,
17 lessor or other Person, including sheriffs, marshals, servants, agents, employees, and
18 attorneys are stayed from:

19 A. Commencing any suit or proceeding against or affecting the
20 Receivership Defendants or any part of the Receivership Assets, except that such
21 actions may be filed to toll any statute of limitations;

22 B. Using self-help or executing or issuing or causing the execution
23 or issuance of any court attachment, subpoena, replevin, execution, or other process
24 for the purpose of impounding or taking possession of or interfering with or creating
25 or enforcing a lien upon any portion of the Receivership Assets, including without
26 limitation, any property owned by or in the possession of Receivership Defendants
27 or the Receivership, wherever situated;

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1 C. Attempting to modify, cancel, terminate, call, extinguish, revoke
2 or accelerate the obligations of any lease, loan, mortgage, indebtedness, security
3 agreement or other agreement with Receivership Defendants, or any entity
4 controlled by Receivership Defendants, or otherwise affecting Receivership Assets;
5 or

6 D. Doing any act to interfere with the taking control, possession,
7 management, or sale by the Permanent Receiver of any portion of the Receivership
8 Assets, or to in any way interfere with or harass the Permanent Receiver, or to
9 interfere in any manner with the exclusive jurisdiction of the Court over the
10 Receivership Assets.

11 2. *Provided, however*, this provision shall not be construed to restrict:

12 A. The commencement or continuation of a criminal action or
13 proceeding;

14 B. The commencement or continuation of an action or proceeding
15 by a governmental unit to enforce such governmental unit's police or regulatory
16 power;

17 C. The enforcement of a judgment, other than a monetary judgment,
18 obtained in an action or proceeding by a governmental unit to enforce such
19 governmental unit's police or regulatory power;

20 D. Any Financial Institution, including Plaintiff, from instituting or
21 maintaining any action against the Defendants, or any of them, in which the
22 Financial Institution is seeking non-monetary forms of relief, including, but not
23 limited to, declaratory relief or cancellation of instruments.

24 3. **IT IS FURTHER ORDERED** that Defendants shall serve a copy of
25 this order on all parties to each action and on each court in which an action against
26 Defendants, or any of them, is pending or which is filed subsequent to the date of
27 this order. Defendants are further ordered to notify all parties to each action to
28 contact the Permanent Receiver with any questions regarding this order.

1 4. **IT IS FURTHER ORDERED** that Receivership Defendants shall not
2 negotiate, or enter into, any settlement of any civil action brought against
3 Receivership Defendants without the express, written consent of the Permanent
4 Receiver.

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IT IS SO ORDERED.

Dated: 5/7/18



The Honorable Dale S. Fischer
United States District Judge

EXHIBIT “1”

Exhibit 1

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
1	1074 Vallejo Circle Costa Mesa, CA	Assignment of Deed of Trust [Doc. No. 2017000282629]	Signed by "Michael C. Jackson, Brookamerica Mortgage Corporation its Successors and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee, Inc. " Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000282856]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284556]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee"	
2	1127 5th Street Manhattan Beach, CA	Assignment of Deed of Trust [Doc. No. 20170621945]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Countrywide Home Loans Inc. and its Successors" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	Y
		Substitution of Trustee [Doc. No. 20170645318]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	1127 5th Street Manhattan Beach, CA (Cont.)	Trustee's Deed Upon Sale [Doc. No. 20170651302]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc., as Trustee"	
3	15902 Blue Bonnet Drive Parker, CO	Master Form Deed of Trust [Doc. No. 2017025645]		Y
		Assignment of Mortgage/Deed of Trust [Doc. No. 2017026953]	Signed by "Patrick Soria, Member of West H&A LLC, Successor by Indorsement to the Mortgage Store (through indorsement of American General)"	
		Deed of Reconveyance [Doc. No. 2017045597]	Signed by "Michael Jackson, Signer of Warranted Effectuation of Substitute Transferee Inc., Master Trustee"	
		Substitution of Trustee [Doc. No. 2017044882]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Deed of Removal of Trustees and Appointment of Substitute Trustees [Doc. No. 2017025652]	Signed by "Patrick Soria, Member of WEST, Solely as Nominated Substitute Trustee for Lender and Lender's Successors"	
		Deed of Trust [Doc. No. 2017033165]		
		Master Note [Doc. No. 2017033166]		

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
4	17806 Mountain Ranch Road Granada Hills, CA	Assignment of Deed of Trust [Doc. No. 20170657563]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Countrywide Home Loans Inc. and its Successors" Signed by "Ryan Alexander Urquizu, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 20170677009]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 20170677010]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc., as Trustee"	
5	18771 Flagstaff Lane Huntington Beach, CA	Assignment of Deed of Trust [Doc. No. 2017000282260]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Aegis Wholesale Corp, its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000282854]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	18771 Flagstaff Lane Huntington Beach, CA (Cont.)	Trustee's Deed Upon Sale [Doc. No. 2017000284453]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee"	
6	2110 West Hall Avenue Santa Ana, CA	Assignment of Deed of Trust [Doc. No. 2017000282631]	Signed by "Michael C. Jackson, Countrywide Home Loans, Inc., a New York Corporation, its Successors and Assigns by its Nominated Substitute Trustee-in- Fact, Warranted Effectuation of Substitute Transferee, Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000283064]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284554]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
7	8400 De Longpre Avenue Unit 310 West Hollywood, CA	Assignment of Deed of Trust [Doc. No. 20170680818]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Universal Savings Bank FA, its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
8	7200 Majestic Manor Colleyville, TX	Assignment of Deed of Trust [Doc. No. D217264666]	Signed by "Bernie Germani, Home Town Mortgage, Inc., a Minnesota Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in-Fact, BLG PC National" Signed by "Tamyra White, Deutsche Mellon National Asset, LLC, a Limited Liability Company Organized and Existing Under the Laws of Wyoming, its Successor and Assigns"	Y
		Substitution of Trustee [Doc. No. D217273182]	Signed by "Tamyra White, Member of Beneficiary, Deutsche Mellon National Asset, LLC"	
		Trustee's Deed Upon Sale [Doc. No. D217274414]	Signed by "Bernie Germani, Authorized Signer of BLG PC National, as Trustee Aforesaid"	
		Warranty Deed [Doc. No. D218011279]	Signed by "Roger Franklin, U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Indenture Trustee, for Lehman ABS Corporation Mortgage Pass-Through Certificates, Series 2004-1, by Integrity, its Authorized Agent-in-Fact"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	7200 Majestic Manor Colleyville, TX (Cont.)	Warranty Deed [not recorded]	Signed by "Patrick Soria, Deutsche Mellon National Asset, LLC, a Limited Liability Company Organized and Existing Under the Laws of Wyoming, its Successors and Assigns"	
9	23722 Via Calzada Mission Viejo, CA	Assignment of Deed of Trust [Doc. No. 2017000282630]	Signed by "Michael C. Jackson, Countrywide Home Loans, Inc., a New York Corporation, its Successors and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee, Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000282857]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284555]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
10	4155 Mt. Vernon Drive Los Angeles, CA	Assignment of Mortgage [Doc. No. 20170331526]	Signed by "Patrick Soria"	N
		Assignment of Mortgage [Doc. No. 20170339279]	Signed by "Patrick Soria, Member of West H&A LLC, Successor by Indorsement to Lender"	
		Substitution of Trustee [Doc. No. 20170533619]	Signed by "Patrick Soria, Member of West H&A LLC"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	4155 Mt. Vernon Drive Los Angeles, CA (Cont.)	Trustee's Deed Upon Sale [Doc. No. 20170635524]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
		Grant Deed [Doc. No. 20170676706]	Signed by "Patrick Soria, Member of West H&A LLC"	
		Grant Deed [Doc. No. 20170707404]	Signed by "Helen Youn, Member for SNC Holdings, Inc., COO"	
11	4731 Minstrel Drive Palmdale, CA	Assignment of Deed of Trust [Doc. No. 20170694098]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Countrywide KB Home Loans, a Countrywide Mortgage Ventures LLC, a Limited Liability Corporation, its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
12	20212 Via Medici Los Angeles, CA	Assignment of Deed of Trust [Doc. No. 20170645329]	Signed by "Michael C. Jackson, COO of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Bank of America, N.A., a National Association, and their Successors and Assigns" Signed by "Ryan Alexander Urquizu, Member of Assignee, West H&A LLC"	N

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	20212 Via Medici Los Angeles, CA (Cont.)	Substitution of Trustee [Doc. No. 20170657178]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 20170657560]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
13	1101 Los Carneros Avenue Napa, CA	Assignment of Deed of Trust [Doc. No. 2017-0015018]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Countrywide Bank NA, its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	Y
		Substitution of Trustee [Doc. No. 2017-0015325]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017-0015649]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
14	16959 Summeroak Court Fountain Valley, CA	Assignment of Deed of Trust [Doc. No. 2017000282627]	Signed by "Michael C. Jackson, Americas Wholesale Lender, a New York Corporation, its Successors and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee, Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000283068]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284558]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
15	1936 Cornelia Drive Eustis, FL	Assignment of Mortgage [Doc. No. 2017087131]	Signed by "Gricela Mendoza, Quicken Loans Inc., a Michigan Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in-Fact, Brighton Legal Tile Co."	Y
		Mortgage Deed of Trust [Doc. No. 2017104087]		

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
16	29861 Quail Run Drive Agoura Hills, CA	Assignment of Deed of Trust [Doc. No. 20170917751]	Signed by "Gricela Mendoza, Guild Mortgage Company, a California Corporation, Its Successors and Assigns, by Its Nominated Substitute Trustee-In-Fact, Brighton Legal Title Co." Signed by "Tamyra White, Member of Assignee, Deutsche Mellon National Asset, LLC, a Limited Liability Company Organized and Existing Under the Laws of Wyoming and their Successors and Assigns"	N
		Substitution of Trustee [Doc. No. 20171017706]	Signed by "Cynthia Lara, Member of Beneficiary: Deutsche Mellon National Asset, LLC"	
		Trustee's Deed Upon Sale [Doc. No. 20171048158]	Signed by "Gricela Mendoza, Authorized Signer of BLG National, as Trustee Aforesaid"	
17	355 Hunters Crossing Way Bowling Green, KY	Assignment of Mortgage/Deed of Trust [Doc. No. M2707 PG921]	Signed by "Patrick Soria, Member of West H&A LLC"	N

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
18	915 Cottontail Lane Anaheim, CA	Assignment of Deed of Trust [Doc. No. 2017000282634]	Signed by "Michael C. Jackson, Homecoming Financial LLC (F/K/A Homecomings Financial Network, Inc.), its Successors and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee, Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000283067]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284454]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
19	21 Skyridge Newport Coast, CA	Substitution of Trustee [Doc. No. 2017000535248]	Signed by "Patrick Soria, Authorized Signer for West H&A LLC, Current Beneficiary"	Y
		Trustee's Deed Upon Sale [Doc. No. 2017000535642]	Signed by "Bernie Germani, Authorized Signer of BLG PC National, as Trustee Aforesaid"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
20	1525 Bergman Court Brea, CA	Assignment of Deed of Trust [Doc. No. 2017000282628]	Signed by "Michael C. Jackson, Firstline Mortgage Inc., a California Corporation, its Successors and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee, Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000282855]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284557]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
21	1021 Hilda Street Anaheim, CA	Assignment of Deed of Trust [Doc. No. 2017000259493]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Countrywide Home Loans Inc, and its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000261322]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	1021 Hilda Street Anaheim, CA (Cont.)	Trustee's Deed Upon Sale [Doc. No. 2017000261463]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc., as Trustee"	
		Grant Deed [Doc. No. 2017000274631]	Signed by "Patrick Soria, Member for West H&A LLC"	
22	690 Congress Street Costa Mesa, CA	Assignment of Deed of Trust [Doc. No. 2017000282632]	Signed by "Michael C. Jackson, Centex Home Equity Company, its Successors and Assigns by its Nominated Substitute Trustee-in- Fact, Warranted Effectuation of Substitute Transferee, Inc. " Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000283065]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284456]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
23	2411 Loyd Drive Corvallis, MT	Assignment of Deed of Trust [Doc. No. 716029]	Signed by "Bernie Germani, America's Wholesale Lender, a New York Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in-Fact, BLG PC National" Signed by "Tamyra White, Deutsche Mellon National Asset, LLC, a Limited Liability Company Organized and Existing Under the Laws of Wyoming, its Successors and Assigns"	Y
		Substitution of Trustee [Doc. No. 716941]	Signed by "Tamyra White, Authorized Signer of Deutsche Mellon National Asset, LLC, Current Beneficiary"	
		Deed of Reconveyance [Doc. No. 716973]	Signed by "Rebekah Brown, BLG PC National, Nominated Substitute Trustee for Beneficiary"	
24	4718 Cedros Avenue Sherman Oaks, CA	Assignment of Deed of Trust [Doc. No. 20170618859]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Countrywide Bank NA, and their Successors" Signed by "Ryan Alexander Urquizu, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 20170645317]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	4718 Cedros Avenue Sherman Oaks, CA (Cont.)	Trustee's Deed Upon Sale [Doc. No. 20170651164]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
		Rescission of Trustee's Deed Upon Sale [Doc. No. 20170670799]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc., as Trustee"	
25	2028 West Dahl Lane Santa Ana, CA	Assignment of Deed of Trust [Doc. No. 2017000259494]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Mandalay Bay Mortgage LLC, and its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000261321]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000261465]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
		Grant Deed [Doc. No. 2017000274633]	Signed by "Patrick Soria, Member for West H&A LLC"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
26	30 Celestine Circle Ladera Ranch, CA	Assignment of Deed of Trust [Doc. No. 2017000535249]	Signed by "Bernie Germani, America's Wholesale Lender, a New York Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in- Fact, BLG PC National" Signed by "Tamyra White, Deutsche Mellon National Asset, LLC, a Limited Liability Company Organized and Existing Under the Laws of Wyoming, its Successors and Assigns"	Y
27	8655 Appian Way Los Angeles, CA	Assignment of Deed of Trust [Doc. No. 20171102735]	Signed by "Gricela Mendoza, California Empire Bancorp, a California Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in- Fact, BLG PC National" Signed by "Tamyra White, Deutsche Mellon National Asset, LLC, a Limited Liability Company, Organized and Existing Under the Laws of Wyoming, Their Successors and Assigns"	Y

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
28	20163 Via Cellini Northridge, CA	Assignment of Deed of Trust [Doc. No. 20171437515]	Signed by "Bernie Germani, America's Wholesale Lender, a New York Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in-Fact, BLG PC National" Signed by "Tamyra White, Deutsche Mellon National Asset, LLC, a Limited Liability Company organized and existing under the laws of Wyoming, its Successors and Assigns"	Y
29	11536 Fabiano Street Las Vegas, NV	Assignment of Mortgage/Deed of Trust [Doc. No. 20170510-0000120]	Signed by "Patrick Soria, Member for West H&A LLC"	Y
		Substitution of Trustee and Full Reconveyance [Doc. No. 20170518-0000259]	Signed by "Patrick Soria, Member of West H&A LLC" Signed by "Michael C. Jackson, Member of W.E.S.T., Inc."	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
30	30014 Via Victoria Rancho Palos Verdes, CA	Assignment of Deed of Trust [Doc. No. 20180048174]	Signed by "Bernie Germani, Greenpoint Mortgage Funding, Inc., a New York Corporation, its Successors and Assigns, by its Nominated Substitute Trustee-in- Fact, BLG PC National" Signed by "Tamyra White, Deutsche Mellon National Asset, LLC, a Limited Liability Company Organized and Existing Under the Laws of Wyoming, it Successors and Assigns"	Y
31	980 Erin Lane Eatonville, WA	Assignment of Deed of Trust [Doc. No. 201706150350]	Signed by "Michael C. Jackson, Authorized Signer of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Decision One Mortgage Company LLC and their Successors" Signed by "Ryan Alexander Urquizu, Member of Assignee, West H&A LLC"	Y
		Deed of Trust [Doc. No. 201707130026]		

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
32	2513 West Fulcrum Place Anaheim, CA	Assignment of Deed of Trust [Doc. No. 2017000259495]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for Nationpoint, a Div. of FFFCM an Op Sub of MLB&T Co, FSB, and its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N
		Substitution of Trustee [Doc. No. 2017000261320]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000261464]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
		Grant Deed [Doc. No. 2017000274632]	Signed by "Patrick Soria, Member for West H&A LLC"	
33	29861 Sienna Parkway Mission Viejo, CA	Assignment of Deed of Trust [Doc. No. 2017000276367]	Signed by "Michael C. Jackson, Member of Warranted Effectuation of Substitute Transferee, Inc. aka W.E.S.T., Inc. Nominated Substitute Trustee for First Magnus Financial Corporation, an Arizona Corporation, its Successors and Assigns" Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
	29861 Sienna Parkway Mission Viejo, CA (Cont.)	Assignment of Deed of Trust [Doc. No. 2017000282633]	Signed by "Michael C. Jackson, First Magnus Financial Corporation, an Arizona Corporation, its Successors and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee, Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	
		Substitution of Trustee [Doc. No. 2017000283066]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Trustee's Deed Upon Sale [Doc. No. 2017000284455]	Signed by "Michael C. Jackson, CEO of Warranted Effectuation of Substitute Transferee, Inc., as Trustee Aforesaid"	
34	3429 Oak Glen Dr. Los Angeles, CA	Assignment of Deed of Trust [Doc. No. 20170930286]	Signed by "Gricela Mendoza, Countrywide Bank, N.A., a National Association, it's Successors and Assigns, by its Nominated Substitute Trustee-in-Fact, Brighton Legal Title Co."	N
		Substitution of Trustee [Doc. No. 20171209303]	Signed by "Tamyra White, Member of Beneficiary, Deutsche Mellon National Asset, LLC"	
		Trustee's Deed Upon Sale [Doc. No. 20171437543]	Signed by "Bernie Germani, Authorized Signer of BLG PC National, as Trustee Aforesaid"	

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
35	1428 San Altos Place Lemon Grove, CA	Assignment of Deed of Trust [Doc. No. 2017-0357973]	Signed by "Gricela Mendoza, Countrywide Home Loans Inc., a New York Corporation, Its Successors and Assigns, by Its Nominated Substitute Trustee-In-Fact, Brighton Legal Title Co." Signed by "Tamyra White, Member of Assignee, Deutsche Mellon National Asset, LLC"	Y
36	121 Alcantar Circle Sacramento, CA	Assignment of Mortgage/Deed of Trust [Doc. No. 201705080859]	Signed by "Patrick Soria, Member of West H&A LLC"	N
		Deed of Trust [Doc. No. 201706271064]		
37	174 Oak Meadow Drive Athens, GA	Assignment of Mortgage/Deed of Trust [Bk. 04579 - Pg. 0547-0549]	Signed by "Patrick Soria, Member of West H&A LLC" Signed by "Michael C. Jackson, Unofficial Witness"	Y
		Cancellation of Foreclosure Sale [Bk. 04591 - Pg. 0497]	Signed by "Patrick Soria, Member of Current Beneficiary: West H&A LLC"	
		Security Deed of Trust [Bk. 4602 - Pg. 0058-0074]		

	PROPERTY ADDRESS	VOID INSTRUMENTS	DETAILS	CANCELLATION YES/NO?
38	157 N. Catalina Street Los Angeles, CA	Assignment of Deed of Trust [Doc. No. 20170765186]	Signed by "Michael C. Jackson, Fremont Investment and Loan, a California Corporation, its Successor and Assigns by its Nominated Substitute Trustee-in-Fact, Warranted Effectuation of Substitute Transferee Inc." Signed by "Patrick Soria, Member of Assignee, West H&A LLC"	N