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20201591967



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/07/20 AT 08:00AM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
PAID:	32.00



LEADSHEET



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SEQ:
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SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E212089

CR 10-00579-CLF-SMB

FOR REFERENCE ONLY: 20201591967

RECORDING REQUEST BY
UNITED STATES
WHEN RECORDED MAIL TO
NAME: Shannen Beckman,
Senior Paralegal
MAILING 312 N. Spring Street
ADDRESS: 14th Floor
CITY, STATE, Los Angeles, CA
ZIP CODE: 90012

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

RECORDING REQUESTED BY SIMPLIFILE

TITLE(S)

LIS PENDENS

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.
- ☒ Exempt from the fee per GC 27388.1 (a) (1); executed or recorded by a government agency.

1 NICOLA T. HANNA
United States Attorney
2 BRANDON D. FOX
Assistant United States Attorney
3 Chief, Criminal Division
STEVEN R. WELK
4 Assistant United States Attorney
Chief, Asset Forfeiture Section
5 BRENT A. WHITTLESEY (Cal. State Bar No. 73493)
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6 Asset Forfeiture Section
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7 312 North Spring Street
8 Los Angeles, California 90012
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E-mail: brent.whittlesey@usdoj.go

10 Attorneys for Plaintiff
11 UNITED STATES OF AMERICA

12 UNITED STATES DISTRICT COURT
13 FOR THE CENTRAL DISTRICT OF CALIFORNIA

14 UNITED STATES OF AMERICA,
15 Plaintiff,
16
17 v.
18 RICHARD AYVAZYAN,
Aka "Richard Ayazian" and
19 "Iuliia Zhadko," et al.
20 Defendants.

No.2:20-CR-00579-SVW

LIS PENDENS AS TO REAL PROPERTY
LOCATED IN GLENDALE, CALIFORNIA

21
22 NOTICE IS HEREBY GIVEN that the foregoing action has been
23 commenced and is now pending in the United States District Court for
24 the Central District of California between the parties above-named
25 for the forfeiture of said real property. The real property which is
26 the subject of this action is located Glendale, California and is
27 more particularly described as follows:
28

1 Parcel 1:

2 Lot 56 of Tract No. 45375, in the City of Glendale, County
3 of Los Angeles, State of California, as per map recorded in
4 Book 1128, Page(s) 55 to 63 inclusive of Maps, in the
5 office of the County Recorder of said County.

6 Except therefrom all oil and minerals in, on and under said
7 land as reserved by Benjamin Dreyfus in deeds recorded in
8 Book 101, Pages 551 and in Book 107, Page 447 both of
9 Deeds, in said Office of the County Recorder.

10 Parcel 2:

11 Non-exclusive easements for access, ingress, egress,
12 encroachments, maintenance, repair, drainage, support and
13 other purposes, all as described in the Master Declaration
14 recorded March 7, 1989 as Instrument No. 1989-354873 and
15 any amendments thereto.

16 APN: 5663-036-033

17 For further information concerning the forfeiture, reference may
18 be had to the records of the Clerk of the Court for the United States
19 District Court at Los Angeles, California. Title to the defendant
20 property is in the name of Luliia Zhadko, a single man.

21 Dated: December 7, 2020

22 NICOLA T. HANNA
23 United States Attorney
24 BRANDON D. FOX
25 Assistant United States Attorney
26 Chief, Criminal Division
27 STEVEN R. WELK
28 Assistant United States Attorney
Chief, Asset Forfeiture Section

29 /s/ Brent A. Whittlesey

30 BRENT A. WHITTLESEY
31 Assistant United States Attorney

32 Attorneys for Plaintiff
33 UNITED STATES OF AMERICA

PROOF OF SERVICE BY MAILING

I am over the age of 18 and not a party to the within action. I am employed by the Office of the United States Attorney, Central District of California. My business address is 312 North Spring Street, 14th Floor, Los Angeles, CA 90012.

On December 7, 2020, I served a copy of: LIS PENDENS AS TO REAL PROPERTY LOCATED IN GLENDALE CALIFORNIA upon each person or entity named below by enclosing a copy in an envelope addressed as shown below and placing the envelope for collection and mailing on the date and at the place shown below following our ordinary office practices.

TO: SEE SERVICE LIST

X I am readily familiar with the practice of this office for collection and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on: December 7, 2020 at Los Angeles, California.

/s/ S. Beckman
SHANNEN BECKMAN

SERVICE LIST

Luliia Zhadko

Glendale CA 91208

United Wholesale Mortgage
585 South Boulevard E
Pontiac, MI 48341

MERS
PO Box 2026
Flint, MI 48501

PROOF OF SERVICE BY MAILING

I am over the age of 18 and not a party to the within action. I am employed by the Office of the United States Attorney, Central District of California. My business address is 312 North Spring Street, 14th Floor, Los Angeles, CA 90012.

On **December 11, 2020**, I served a copy of: **NOTICE OF RECORDED LIS PENDENS AS TO REAL PROPERTY LOCATED IN GLENDALE CALIFORNIA** upon each person or entity named below by enclosing a copy in an envelope addressed as shown below and placing the envelope for collection and mailing on the date and at the place shown below following our ordinary office practices.

TO: Luliia Zhadko

[REDACTED]
Glendale, CA 91208

X I am readily familiar with the practice of this office for collection and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Executed on: **December 11, 2020** at Los Angeles, California.

/s/ S. Beckman
SHANNEN BECKMAN