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Attorneys for Defendant
KERWIN JORDAN

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

UNITED STATES OF AMERICA,

Plaintiff,

v.

KERWIN JORDAN,

Defendant.

Case No. 2:25-cr-801-SVW

**UNOPPOSED EX PARTE
APPLICATION FOR PERMISSION
TO SELL REAL PROPERTY**

Kerwin Jordan, by and through counsel of record, Deputy Federal Public Defender Antonio Villaamil, hereby seeks permission from the Court to sell the real property located at **3076 Strawberry Hill Road, Pebble Beach, California 93953**. The government does not oppose this Application.

As a condition of his bond, Mr. Jordan is prohibited from selling any asset valued at over \$10,000 without notifying and obtaining approval from the Court. (Dkt. 11.) The Pebble Beach property is encumbered by a mortgage serviced by **Shellpoint Mortgage Servicing**, which has issued a notice of default. Shellpoint has agreed not to set a foreclosure sale date so long as the property remains actively listed for sale. Court

1 approval is therefore required for the transaction to proceed.

2 Accordingly, Mr. Jordan respectfully requests authorization to complete the sale
3 of the property, subject to any conditions the Court deems appropriate.

4 Respectfully submitted,

5 CUAUHTEMOC ORTEGA
6 Federal Public Defender

7 DATED: January 28, 2026

By /s/ Antonio Villaamil

8 Antonio Villaamil
9 Deputy Federal Public Defender
10 Attorney for Kerwin Jordan
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DECLARATION OF ANTONIO VILLAAMIL

I, Antonio Villaamil, declare:

1. I am an attorney licensed to practice law in the State of California and admitted to practice in this Court. I am a Deputy Federal Public Defender for the Central District of California appointed to represent Kerwin Jordan in the above-entitled action.

2. As a condition of his bond, Mr. Jordan is order to “not sell, transfer, or give away any asset valued at \$ 10,000.00 or more without notifying and obtaining permission from the Court.” (Dkt. 11).

3. The real property located at **3076 Strawberry Hill Road, Pebble Beach, California 93953** (the “Property”) is subject to an existing mortgage serviced by **Shellpoint Mortgage Servicing**. Shellpoint has issued a notice of default, and foreclosure proceedings have been initiated. However, Shellpoint has agreed, through discussions with a consultant retained by Mr. Jordan, Bernard Battiste, not to set a foreclosure sale date so long as the Property is actively listed for sale. The Property is would be sold in an arm’s-length transaction at a proposed purchase price of **\$2,400,000**, which would allow for satisfaction of the lender’s interest and preservation of any remaining equity. Absent permission from the Court to proceed with the sale, the lender may proceed with foreclosure, which could result in the loss of any equity in the Property.

4. The Court’s approval of the sale is necessary in order Mr. Jordan to comply fully with the bond condition restricting asset transfers in excess of \$10,000. Accordingly, Mr. Jordan respectfully seeks the Court’s permission to proceed with the sale of the Property as described above.

5. On January 16, 2026, Assistant United States Attorney Ranee Katzenstein advised me that the government does not opposed Mr. Jordan’s request for permission to sell the property.

I declare under penalty of perjury under the laws of the United States of America

1 that the foregoing is true and correct to the best of my knowledge.

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3 DATED: January 28, 2026

By /s/ Antonio Villaamil

4 Antonio Villaamil
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