PHILLIP A. TALBERT
United States Attorney
JEFFREY A. SPIVAK
Assistant United States Attorney
2500 Tulare Street, Suite 4401
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Attorneys for Plaintiff
United States of America

IN THE UNITED STATES DISTRICT COURT

EASTERN DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA, Plaintiff, v. GURJEET BATH, Defendant.	CASE NO. 1:24-CR-00198-JLT-SKO NOTICE OF RECORDING OF LIS PENDENS

NOTICE IS HEREBY GIVEN, that on November 14, 2024, the United States recorded a Lis Pendens with the Fresno County Recorder, as Document Number 2024-0105753 for real property located in Fresno County at 2745 S. Peach Avenue, Fresno, California, APN: 316-040-34.

A true and correct copy of the recorded Lis Pendens is attached hereto as Exhibit A.

Dated: November 20, 2024

PHILLIP A. TALBERT
United States Attorney

/s/ Jeffrey A. Spivak
JEFFREY A. SPIVAK
Assistant U.S. Attorney

EXHIBIT A

Fresno County Recorder
Paul Dictos, CPA
2024-0105753
Recorded at the request of:
SIMPLIFILE, PROVO
11/14/2024 02:55 55
Titles: 1 Pages: 5
Fees: $31.00
CA SB2 Fees:$0.00
Taxes: $0.00
Total: $31.00

Recording Requested by
Simplifile on behalf of:
UNITED STATES

Original prepared by:

NAME: United States Attorney's Office
Attn: Asset Forfeiture Unit

ADDRESS 2500 Tulare Street, Suite 4401

CITY, STATE, ZIP Fresno, California 93721
(559) 497-4000

☐ Exempt from fees per Government Code Sections 6103 and 27383

☑ Exempt from SB2 fees per Government Code Section 27388.1(a)(2)(D)

LIS PENDENS NOTICE OF PENDING ACTION

PHILLIP A. TALBERT
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JEFFREY A. SPIVAK
Assistant United States Attorney
2500 Tulare Street, Suite 4401
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Telephone: (559) 497-4000
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Attorneys for Plaintiff
United States of America

IN THE UNITED STATES DISTRICT COURT

EASTERN DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA, Plaintiff, v. GURJEET BATH, Defendant.	CASE NO. 1:24-CR-00198-JLT-SKO *LIS PENDENS* NOTICE OF PENDING ACTION [California Code of Civil Procedure § 405] Recorded Owners: Gurjeet S. Bath and Paramjot K. Bath

NOTICE IS HEREBY GIVEN, pursuant to Section 405 of the California Code of Civil Procedure, that the above-entitled action concerns and affects the following real property located at 2745 S. Peach Avenue, Fresno, California, Fresno County, **APN: 316-040-34**, and more fully described in Exhibit A attached hereto.

Said action was commenced on August 15, 2024, in the above-named court by the United States of America, plaintiff, against **Gurjeet Bath**. Said action is now pending in the above-named court.

The object of plaintiff's action is the criminal prosecution of Gurjeet, and the criminal forfeiture of the above-referenced real property to the United States pursuant to 18 U.S.C. § 981(a)(1)(C) and 28 U.S.C. § 2461(c). Gurjeet S. Bath and Paramjot K. Bath are the recorded owners of the above-referenced real property.

If the plaintiff's action is successful, title to the subject property will vest in the United States

pursuant to 18 U.S.C. § 981(a)(1)(C) and 28 U.S.C. § 2461(c).

Dated: 11/6/24

PHILLIP A. TALBERT
United States Attorney

By: _____
JEFFREY A. SPIVAK
Assistant United States Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Fresno)

On 11/6/24, before me, Caroline Rhodes, Notary Public, personally appeared Jeffrey A. Spivak, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CAROLINE RHODES
COMM. #2373321
Notary Public - California
Fresno County
My Comm. Expires Sep. 2, 2025

Exhibit A

The following real property:

Situated in the City of Fresno, County of Fresno, and State of California:

Parcel 1:

That Portion Of The Northwest Quarter Of Section 20, Township 14 South, Range 21 East, Mount Diablo Base And Meridian, According To The Official Plat Thereof, Described As Follows:

Commencing At A Point 1552.4 Feet South Of The Northwest Corner Of The Northwest Quarter Of Said Section; Thence East 1000 Feet Parallel With The North Line Of Said Section, Thence South 465 Feet South Parallel With The West Line Of Said Section To The True Point Of Beginning; Thence North 465 Feet Parallel With The West Line Of Said Section; Thence East 461 Feet Parallel With The North Line Of Said Section, Thence South 542 1/2 Feet Parallel With The West Line Of Said Section To The Center Line Of Benfield Ditch; Thence Westerly Along The Center Line Of Benfield Ditch To The True Point Of Beginning

Parcel 2:

That Portion Of The Northwest Quarter Of Section 20, Township 14 South, Range 21 East, Mount Diablo Base And Meridian, According To The Official Plat Thereof, Described As Follows:

Beginning At A Point In The West Line Of Said Section 1952.4 Feet Southerly Of The Northwest Corner Of Said Section, Being The Point Of Intersection With The Centerline Of Benfield Ditch; Thence Southerly Along Said West Line Of Said Section A Distance Of 500 Feet; Thence Easterly Parallel With The North Line Of The Right Of Way Of The Atchison Topeka & Santa Fe Railroad, 1320 Feet; Thence South 160 Feet To The North Line Of Said Railroad Right Of Way; Thence Easterly Along Said Right Of Way Line To The Center Line Of Washington Canal, Thence Northerly Along The Centerline Of Said Canal To The Centerline Of The Benfield Ditch; Thence Westerly Along The Centerline Of Said Ditch To The Point Of Beginning.

Parcel 3:

That Portion Of The Northwest Quarter Of Section 20, Township 14 South, Range 21 East, Mount Diablo Base And Meridian, According To The Official Plat Thereof, Described As Follows:

Beginning At A Point On The West Line Of Said Section 1952.4 Feet Southerly From The Northwest Corner Of Said Section; Thence North Along The West Line Of Said Section 400 Feet; Thence East Parallel With The North Line Of Said Section 1000 Feet; Thence South Parallel With The West Line Of Said Section 465 Feet To The Centerline Of Benfield Ditch; Thence Westerly Along The Centerline Of Benfield Ditch To The West Line Of Said Section And The Point Of Beginning

CERTIFICATE OF SERVICE BY CERTIFIED MAIL

The undersigned hereby certifies that she is a employee in the Office of the United States Attorney for the Eastern District of California and is a person of such age and discretion to be competent to serve papers.

That on November 13, 2024, she served a copy of the ***Lis Pendens*** **Notice of Pending Action** by placing said copy in a postpaid envelope addressed via certified mail to the persons hereinafter named, at the places and addresses stated below, which are the last known addresses, and by depositing said envelope and contents in the United States Mail at Fresno, California.

Addressee(s):

Gurjeet S. Bath
c/o Michael McNeely
Attorney at Law
2300 Tulare Street
Fresno, CA 93721
[*Attorney for Gurjeet S. Bath*]

Paramjot K. Bath
2745 S. Peach Ave.
Fresno, CA 93725

Mid Valley Services, Inc.
a California Corporation
7644 N. Palm Avenue
Fresno, CA 93711

C.L. Services, Inc.
a Georgia Corporation
c/o Nikole E. Cunningham
McCormick, Barstow, Sheppard,
Wayte & Carruth LLP
7647 N. Fresno Street
Fresno, CA 93720

Adriana Martinez
Felipe Gallegos Barrios
18648 S. Elm Avenue
Riverdale, CA 93656

Department of the Treasury
Internal Revenue Service
P.O. Box 145595
Cincinnati, OH 45250

Alisa Rodriguez

CERTIFICATE OF SERVICE BY MAIL

The undersigned hereby certifies that she is an employee in the Office of the United States Attorney for the Eastern District of California and is a person of such age and discretion to be competent to serve papers.

That on November 20, 2024, she served a copy of the **Notice of Recording of Lis Pendens** by placing said copy in a postpaid envelope addressed via first class mail to the persons hereinafter named, at the places and addresses stated below, which are the last known addresses, and by depositing said envelope and contents in the United States Mail at Fresno, California.

Addressee(s):

Paramjot K. Bath
2745 S. Peach Ave.
Fresno, CA 93725

Mid Valley Services, Inc.
a California Corporation
7644 N. Palm Avenue
Fresno, CA 93711

C.L. Services, Inc.
a Georgia Corporation
c/o Nikole E. Cunningham
McCormick, Barstow, Sheppard,
Wayte & Carruth LLP
7647 N. Fresno Street
Fresno, CA 93720

Adriana Martinez
Felipe Gallegos Barrios
18648 S. Elm Avenue
Riverdale, CA 93656

Department of the Treasury
Internal Revenue Service
P.O. Box 145595
Cincinnati, OH 45250

Elisa Rodriguez