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 2024-0105754 for real property located in Fresno County at 18670 South Elm Avenue, Laton, California, APNs: 055-310-15 and 055-021-18.

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

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):

Jesse P. Silva Jr.
Joseph V. Silva
Helena M. Silva
760 N. Cherry Lane
Clovis, CA 93611

William L. Alexander
Alexander & Association, PLC
1925 G Street
Bakersfield, CA 93301
[*Attorney for Terra dos Sonhos, LLC*]

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

Elisa Rodriguez

EXHIBIT A

Fresno County Recorder
Paul Dictos, CPA
2024-0105754
Recorded at the request of:
SIMPLIFILE, PROVO
11/14/2024 02:55 55
Titles: 1 Pages: 6
Fees: $34.00
CA SB2 Fees:$0.00
Taxes: $0.00
Total: $34.00

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
United States Attorney
JEFFREY A. SPIVAK
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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 Owner: Gurjeet Singh 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 18670 South Elm Avenue, Laton, California, Fresno County, **APNs: 055-310-15 and 055-021-18**, 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 Singh Bath is the recorded owner 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE: (APN: 055-310-15)

THAT PORTION OF SECTION 15, IN TOWNSHIP 17 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, LYING NORTHERLY AND EASTERLY OF LAGUNA DE TACHE GRANT, AND WESTERLY OF A LINE DESCRIBED AS BEGINNING 772.72 FEET EASTERLY OF THE NORTHWEST OF SAID SECTION THENCE SOUTH 8° 06' 51" WEST 575.83 FEET TO THE NORTHERLY LINE OF LAGUNA DE TACHE GRANT ALSO THAT PORTION OF SECTION 10, IN TOWNSHIP 17 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING NORTHERLY OF MURPHY SLOUGH DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE NORTH 1650 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE EAST 1688 FEET THENCE SOUTHERLY 1650 FEET THENCE WEST 1691 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO THE STATE OF CALIFORNIA IN DEEDS RECORDED MAY 1, 1963 AS DOCUMENT NO. 35812 IN BOOK 4855 PAGE 29 AND AS DOCUMENT NO. 35813 IN BOOK 4855, PAGE 32, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, 100% OF ALL OIL, GAS, GEOTHERMAL STEAM, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND CHEMICAL GAS NOW OR HEREAFTER FOUND, SITUATED OR LOCATED IN ALL OR ANY PORTION OF THE LANDS DESCRIBED HEREIN LYING MORE THAN FIVE HUNDRED FEET (500*) BELOW THE SURFACE THEREOF, TOGETHER WITH THE RIGHT TO SLANT DRILL FOR AND REMOVE ALL OR ANY OF SAID GAS, OIL, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS OR CHEMICAL GAS LYING BELOW A DEPTH OF MORE THAN FIVE HUNDRED FEET (500') BELOW THE SURFACE THEREOF INCLUDING THE RIGHT TO GRANT LEASES FOR ALL OR ANY OF SAID PURPOSES, BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LANDS OR ANY PORTION THEREOF WITHIN FIVE HUNDRED FEET (500') VERTICAL DISTANCE BELOW THE SURFACE THEREOF.

TRACT TWO: (APN: 055-021-18)

THE EAST THREE-FOURTHS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE PLAT OF LAGUNA DE TACHE GRANT, RECORDED IN BOOK 1 PAGE 70, OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, AND MINERAL RIGHTS AS RESERVED IN THE DEED RECORDED DECEMBER 16, 1948, IN BOOK 2681 PAGE 212, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL GAS, AND MINERAL RIGHTS, AS RESERVED IN THE DEED RECORDED DECEMBER 30, 1952, DOCUMENT NO. 66178, OFFICIAL RECORDS

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND MINERAL RIGHTS, AS RESERVED IN THE DEED RECORDED NOVEMBER 15, 1993 AS DOCUMENT NO. 93176469, OFFICIAL RECORDS.

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 Singh Bath
c/o Michael McNeely
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