SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 16

20STCV00514 July 13, 2023
IRA BOREN, et al. vs ANGELA FAWN WALLACE, et al. 6:23 PM

Judge: Honorable Lia Martin
Judicial Assistant: A. Cisneros
Courtroom Assistant: F. Estrada

CSR: None
ERM: None
Deputy Sheriff: None

APPEARANCES:

For Plaintiff(s): No Appearances

For Defendant(s): No Appearances

NATURE OF PROCEEDINGS: Ruling on Submitted Matter

The Court, having taken the matter under submission on 04/17/2023 for Non-Jury Trial as day 2 of 2 (Cross-Complaint), now rules as follows: Plaintiffs are entitled to a judgment in their favor quieting title in favor of Plaintiffs as valid encumbrances against the property (1441, 1443, and 1445 S. Orange Drive, Los Angeles, California 90019. Further, Plaintiffs are entitled to a declaration that the Boren Deed of Trust is in first deed of trust position, and the CIG Deed of Trust is in second deed of trust position as fully reflected in the Court's Order on Plaintiff's Verified Complaint for 1. Quiet Title; and 2. Declaratory Relief

Plaintiffs are to give notice of the entry of this order.

Certificate of Mailing is attached.

SEE NUNC PRO TUNC MINUTE ORDER OF 07/14/2023 12:12 PM

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 16

20STCV00514 July 14, 2023
IRA BOREN, et al. vs ANGELA FAWN WALLACE, et al. 12:12 PM

Judge: Honorable Lia Martin
Judicial Assistant: A. Cisneros
Courtroom Assistant: F. Estrada

CSR: None
ERM: None
Deputy Sheriff: None

APPEARANCES:

For Plaintiff(s): No Appearances

For Defendant(s): No Appearances

NATURE OF PROCEEDINGS: Nunc Pro Tunc Order - Adding information to the Minute Order of 07-13-2023;

It appearing to the Court that through inadvertence and/or clerical error, the minute order of 07/13/2023 in the above-entitled action does not properly reflect the Court's order. At the direction of the Judicial Officer, said minute order is corrected nunc pro tunc as of 07/13/2023, as follows:

By striking: "The Court, having taken the matter under submission on 04/17/2023 for Non-Jury Trial as day 2 of 2 (Cross-Complaint), now rules as follows: Plaintiffs are entitled to a judgment in their favor quieting title in favor of Plaintiffs as valid encumbrances against the property (1441, 1443, and 1445 S. Orange Drive, Los Angeles, California 90019. Further, Plaintiffs are entitled to a declaration that the Boren Deed of Trust is in first deed of trust position, and the CIG Deed of Trust is in second deed of trust position as fully reflected in the Court's Order on Plaintiff's Verified Complaint for 1. Quiet Title; and 2. Declaratory Relief""

By adding: "Due to e-Court error and/or glitch the minute order issued 07-13-2023 applied the Court's ruling and omitted additional information addressing the Court's ruling and order issued by the Court 07-12-2023 to the wrong pleading and is corrected this date to be applied to the COMPLAINT, not the cross-complaint, as follows.

The Court, having taken the matter under submission on 04/17/2023 for Non-Jury Trial as day 2 of 2 (Complaint), now rules as follows: Plaintiffs are entitled to a judgment in their favor quieting title in favor of Plaintiffs as valid encumbrances against the property (1441, 1443, and 1445 S. Orange Drive, Los Angeles, California 90019. Further, Plaintiffs are entitled to a

declaration that the Boren Deed of Trust is in first deed of trust position, and the CIG Deed of Trust is in second deed of trust position as fully reflected in the Court's Order on Plaintiff's Verified Complaint for 1. Quiet Title; and 2. Declaratory Relief issued by the Court and signed by the Court 07-12-2023. Processed and filed 6-13-2023.

Plaintiffs are to give notice of the entry of this order as to the complaint."

A copy of this Nunc Pro Tunc minute order is attached to the minute order issued 07-13-2023 and its certificate of mailing.

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 16

20STCV00514 July 14, 2023
IRA BOREN, et al. vs ANGELA FAWN WALLACE, et al. 12:51 PM

Judge: Honorable Lia Martin
Judicial Assistant: A. Cisneros
Courtroom Assistant: F. Estrada

CSR: None
ERM: None
Deputy Sheriff: None

APPEARANCES:

For Plaintiff(s): No Appearances

For Defendant(s): No Appearances

NATURE OF PROCEEDINGS: Ruling on Submitted Matter taken under submission on 04/17/2023 for Non-Jury Trial as day 2 of 2 (Cross-Complaint);

The Court, having taken the matter under submission on 04/17/2023 for Non-Jury Trial as day 2 of 2 (Cross-Complaint), now rules as follows:

The evidence leads the Court to conclude that instrument nos. 20150190448 recorded 02/02/2015 (Trial Exhibit 3) and 20150784841 recorded 06/30/2015 (Trial Exhibit 5) are valid encumbrances on the Property's title.

It appears that as to the 1st through the 5th, and the 9th Causes of Action, Cross-Defendants are entitled to a judgment in their favor. The 7th and 8th Causes of Action do not apply to the Answering Cross-Defendants. The Cross-Defendants against whom defaults have been entered will be addressed at the November 2, 2023 hearing date. If requested, the Court may take judicial notice of any trial exhibits are trial testimony in addition to other evidence that Cross-Complainants may introduce in support of the default prove-up hearing as fully reflected in the Court's Order on Cross-Complainants Christopher E. Jordan, an individual and as Trustee of Chanie D. Jordan Separate Property Trust dated 03/17/1997 and The Estate of Chanie D. Jordan's Verified Verified Cross-Complaint filed May 22, 2020 issued by the Court, signed by the Court, filed, and processed this date.

Answering Cross-Defendants are to give notice of the entry of this order, and to submit a proposed judgment as to the Cross-Complaint.

Certificate of Mailing is attached.