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5 Attorneys for Plaintiff
U.S. BANK NATIONAL ASSOCIATION, as Successor
6 Trustee for Bank of America, N.A., as Successor by
Merger to La Salle Bank National Association, as
7 Trustee for First Franklin Mortgage Loan Trust 2007-1,
Mortgage Loan Asset-Backed Certificate, Series 2007-1
8

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF LOS ANGELES – UNLIMITED JURISDICTION

11
12 U.S. BANK NATIONAL ASSOCIATION, AS
SUCCESSOR TRUSTEE FOR BANK OF
13 AMERICA, NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO LASALLE
14 BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR FIRST FRANKLIN MORTGAGE
15 LOAN TRUST 2007-1. MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES
16 2007-1,

17 Plaintiff,

18 v.

19 YOSEF COHEN, an individual; EDWARD V.
SAMEK, an individual; MORTGAGE CAPITAL
20 PARTNERS, INC., a California Corporation; ALL
PERSONS UNKNOWN, CLAIMING ANY
21 LEGAL OR EQUITABLE RIGHT, TITLE,
ESTATE, LIEN, OR INTEREST IN THE
22 PROPERTY DESCRIBED IN THE COMPLAINT
ADVERSE TO PLAINTIFF'S TITLE, OR ANY
23 CLOUD ON PLAINTIFF'S TITLE THERETO
(ROES 1-100), AND DOES 1 through 100,
24 inclusive,

25 Defendants.
26

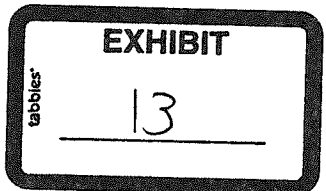
Case No.: BC489337

**NOTICE OF ENTRY OF DEFAULT
JUDGMENT**

Assigned For All Purposes To:
Hon. Gregory Keosian, Dept. 61

Action Filed: 07/31/12
Trial Date: 11/10/15

WOLFE & WYMAN LLP
ATTORNEYS & COUNSELORS AT LAW



TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:

PLEASE TAKE NOTICE THAT on April 8, 2015, the Court in the above-captioned action entered Default Judgment against Defendant YOSEF COHEN and in favor of Plaintiff U.S. BANK NATIONAL ASSOCIATION, as Successor Trustee for Bank of America, N.A., as Successor by Merger to La Salle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Loan Asset-Backed Certificate, Series 2007-1 and Defendant EDWARD V. SAMEK, a true and correct copy of which is attached as **Exhibit A** and incorporated by this reference as though fully set forth herein.

DATED: April 13, 2015

WOLFE & WYMAN LLP

By: _____

ANDREW A. BAO

Attorneys for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION,
as Successor Trustee for Bank of America,
N.A., as Successor by Merger to La Salle Bank
National Association, as Trustee for First
Franklin Mortgage Loan Trust 2007-1,
Mortgage Loan Asset-Backed Certificate,
Series 2007-1**

WOLFE & WYMAN LLP
ATTORNEYS & COUNSELORS AT LAW





WOLFE & WYMAN LLP

EXHIBIT "A"

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FILED
Superior Court of California
County of Los Angeles

APR -8 2015

Sherr R. Carter, Executive Officer/Clerk
By Latrina Woods Deputy

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES -- UNLIMITED JURISDICTION**

BY FAX

U.S. BANK NATIONAL ASSOCIATION, AS
SUCCESSOR TRUSTEE FOR BANK OF
AMERICA, NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO LASALLE
BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR FIRST FRANKLIN MORTGAGE
LOAN TRUST 2007-1. MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES
2007-1,

Plaintiff,

v.

YOSEF COHEN, an individual; EDWARD V.
SAMEK, an individual; MORTGAGE CAPITAL
PARTNERS, INC., a California Corporation; ALL
PERSONS UNKNOWN, CLAIMING ANY
LEGAL OR EQUITABLE RIGHT, TITLE,
ESTATE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
ADVERSE TO PLAINTIFF'S TITLE, OR ANY
CLOUD ON PLAINTIFF'S TITLE THERETO
(ROES 1-100), AND DOES 1 through 100,
inclusive,

Defendants.

Case No.: BC489337

~~PROPOSED~~
DEFAULT JUDGMENT

Date: April 21, 2014
Time: 8:45 AM
Dept.: 16

Assigned For All Purposes To:
Hon. Rita Miller, Dept. 16

Action Filed: 07/31/12
Trial Date: None Set

The Court, having read and considered the evidence and testimony of the witnesses in this

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ATTORNEYS & COUNSELORS AT LAW



ET/ST/DE

1 case, orders as follows:

2 **IT IS HEREBY ADJUDGED, ORDERED AND DECREED:**

3 That judgment shall be entered in favor of Plaintiff U.S. BANK NATIONAL
4 ASSOCIATION, as Successor Trustee for Bank of America, N.A., as Successor by Merger to La
5 Salle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1,
6 Mortgage Loan Asset-Backed Certificate, Series 2007-1 ("Plaintiff") and against only Defendant
7 Yosef Cohen, an individual, and not any of the other Defendants, specifically Defendant Edward
8 Samek ("Samek")¹ in this action as follows:

9 1. As of April 13, 2009, and continuing thereafter, Plaintiff has an interest in the parcel
10 of real property commonly referred to as 41009 Knoll Drive, Palmdale, CA, 93551 legally described
11 as:

12 PARCEL 1: LOTS 26 OF TRACT NO. 45566, IN THE CITY OF PALMDALE, COUNTY
13 OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN
14 BOOK 1148, PAGES 72 TO 77 INCLUSIVE OF MAPS, IN THE OFFICE OF THE
15 COUNTY RECORDER OF SAID COUNTY.

16 EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES
17 LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF
18 RECORD.

19 PARCEL 2: NONEXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 ABOVE,
20 ON AND OVER THE "COMMON AREA" AS DEFINED IN THE DECLARATION OF
21 ANNEXATION FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND
22 EGRESS OF THE AMENITIES LOCATED THEREON. THE COMMON AREA IS FOR
23 THE USE OF OWNERS OF LOTS WHICH ARE SUBJECT TO THE DECLARATION
24 AND NOT FOR THE USE OF THE GENERAL PUBLIC.

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26
27 ¹ This judgment does not affect Samek's rights set forth in the separate stipulated judgment between
28 Plaintiff and Samek.

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8/27/15

1 APN: 3001-080-023 ("Subject Property"), free and clear of any right, title, estate or interest
2 of Defendant Yosef Cohen;

3 2. Plaintiff's interest in the Subject Property is pursuant to a Trustee's Deed Upon Sale
4 dated April 13, 2009 and recorded on April 16, 2009, in the Official Records of Los Angeles
5 County, Instrument Number 20090548630;

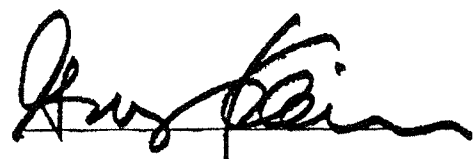
6 3. That the document entitled "Substitution of Trustee and Full Reconveyance" dated
7 January 11, 2008 and recorded on January 15, 2008, in the Los Angeles County Recorder's Office,
8 Document Number 20080084780, is hereby cancelled and voided ab initio as a matter of law by
-9 virtue of the recording of this order;

10 3. This judgment may be recorded with the Los Angeles County Recorder's Office upon
11 the court's execution;

12 4. The court retains jurisdiction to issue, if necessary, additional orders and/or to modify
13 this judgment in the event the court deems good cause exists to do so.
14

15 IT IS SO ORDERED.

16
17 Date: 4/8/15


18 JUDGE OF THE SUPERIOR COURT
19 GREGORY KEOSIAN
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WOLFE & WYMAN LLP
ATTORNEYS & COUNSELORS AT LAW



ST/DT/EG

PROOF OF SERVICE

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STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

I, Lisa White, declare: I am employed in the County of Contra Costa, State of California. I am over the age of 18 and not a party to the within action. My business address is 2175 N. California Blvd., Suite 645, Walnut Creek, CA 94596.

On the date shown below, I served the document(s) described as [PROPOSED] DEFAULT JUDGMENT on all interested parties in said action by placing a true copy thereof in a sealed envelope addressed as stated on the ATTACHED SERVICE LIST.

BY MAIL: as follows:
 STATE - I am "readily familiar" with Wolfe & Wyman LLP's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Walnut Creek, California, in the ordinary course of business. I am aware that on motion of party served, service is presumed invalid if postal cancellation date or postage meter date is more than one (1) day after date of deposit for mailing in affidavit.

BY CERTIFIED MAIL as follows: I am "readily familiar" with Wolfe & Wyman LLP's practice for the collection and processing of correspondence for mailing with the United States Postal Service; such envelope will be deposited with the United States Postal Service on the above date in the ordinary course of business at the business address shown above; and such envelope was placed for collection and mailing, by Certified United States Mail, Return Receipt Requested, on the above date according to Wolfe & Wyman LLP's ordinary business practice.


BY PERSONAL SERVICE as follows: I caused a copy of such document(s) to be delivered by hand to the offices of the addressee between the hours of 9:00 A.M. and 5:00 P.M.

BY OVERNIGHT COURIER SERVICE as follows: I caused such envelope to be delivered by overnight courier service to the offices of the addressee. The envelope was deposited in or with a facility regularly maintained by the overnight courier service with delivery fees paid or provided for.

BY FACSIMILE as follows: I caused such documents to be transmitted to the telephone number of the addressee listed on the attached service list, by use of facsimile machine telephone number. The facsimile machine used complied with California Rules of Court, Rule 2004 and no error was reported by the machine. Pursuant to California Rules of Court, Rule 2006(d), a transmission record of the transmission was printed.

STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on February 12, 2015, at Walnut Creek, California.

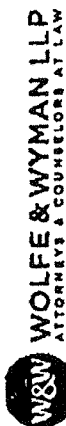

LISA WHITE

WOLFE & WYMAN LLP
ATTORNEYS & COUNSELORS AT LAW

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SERVICE LIST
Los Angeles Superior Court, Central District, Case No. BC489337
Bank of America, et al. v. Yosef Cohen, et al.
W&W File No. 1385-132
[Revised: 11.25.13]

Vincent J. Davitt, Esq. Troy H. Slome, Esq. MEYLAN DAVITT JAIN & AREVIAN LLP 444 South Flower Street, Suite 1850 Los Angeles, CA 90071	Attorneys for Defendant MORTGAGE CAPITAL PARTNERS Tel: (213) 225-6000 Email: tslome@murphyrosen.com
Renata Guidry, Esq. EPPORT RICHMAN & ROBBINS, LLP 1875 Century Park East, Suite 800 Los Angeles, CA 90067	Attorneys for Defendant EDWARD V. SAMEK Tel: (310) 785-0885



EW/ST/EG

PROOF OF SERVICE

STATE OF CALIFORNIA)
)
COUNTY OF CONTRA COSTA) ss.

I, Lisa White, declare: I am employed in the County of Contra Costa, State of California. I am over the age of 18 and not a party to the within action. My business address is 2175 N. California Blvd., Suite 645, Walnut Creek, CA 94596.

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STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on April 13, 2015, at Walnut Creek, California.



LISA WHITE

WOLFE & WYMAN LLP
ATTORNEYS & COUNSELORS AT LAW

SERVICE LIST
Los Angeles Superior Court, Central District, Case No. BC489337
Bank of America, et al. v. Yosef Cohen, et al.
W&W File No. 1385-132
[Revised: 03/19/15]

<p>Vincent J. Davitt, Esq. Troy H. Slome, Esq. MEYLAN DAVITT JAIN & AREVIAN LLP 444 South Flower Street, Suite 1850 Los Angeles, CA 90071</p>	<p>Attorneys for Defendant MORTGAGE CAPITAL PARTNERS Tel: (213) 225-6000 Email: tslome@murphyrosen.com</p>
<p>Renata Guidry, Esq. EPPORT RICHMAN & ROBBINS, LLP 1875 Century Park East, Suite 800 Los Angeles, CA 90067</p>	<p>Attorneys for Defendant EDWARD V. SAMEK Tel: (310) 785-0885</p>

WOLFE & WYMAN LLP
ATTORNEYS & COUNSELORS AT LAW



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