

F.D.

1 **Law offices of "WEST & ASSOCIATES"**

2 AL WEST Esq Sbn 134456
3 700 N Pacific Coast Hwy #201
Redondo Beach, Calif. 90277
310.374.4141 * 310.372.4137 Fx
WestandAssociates1@GMail.Com

FILED
Los Angeles Superior Court

JUL 02 2012

4 Attorney for Plaintiff(s)
5 (MIGUEL A. CABRERA)

John A. Clarke, Clerk
Robin Barnhart
By: Robin Barnhart

6 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
7 **COUNTY OF LOS ANGELES - EAST BRANCH DISTRICT**

8 MIGUEL A. CABRERA ;)
9)
10 Plaintiff(s),)
11 vs)
12)
13 UNIVERSAL AMERICAN MORTGAGE)
14 COMPANY OF CALIFORNIA ;)
et., al;)
Defendants,)

Case # KC 062236

JUDGMENT
OF
QUIET TITLE

15 **GOOD CAUSE** having been shown and or established by and through credible evidence, exhibits
16 and Oral Testimony as required by *Cal Code of Civil Procedure Sec. 764.010* :

17 **Judgment Quieting Title** is entered as follows:

18 Court awards **JUDGMENT OF QUIET TITLE** as of date of the filing of instant First Amended Complaint of
19 "January 25, 2012" (as Requested and Pled by Plaintiff in the fifth (5th) paragraph contained within the "General
20 Allegations" of instant Complaint) pursuant to *Cal Code of Civil Procedure Sec. 761.020(d)* for, and in favor of :

21 **PLAINTIFF:** "Miguel A. Cabrera" as to the Real Property the subject of instant action and fully described herein within
22 Attachment "1" as against:

23 **DEFENDANTS** "Universal American Mortgage Company of California" and "all persons or entities unknown,
24 claiming any legal or equitable right, title, estate, lien or interest in the property described in this
25 Complaint adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto".

27 Dated : 7/2/12

Sal Sirna

JUDGE OF THE SUPERIOR COURT

ATTACHMENT "1"



Property Report

Order No: 12-247291

Property Address: 103 CRABAPPLE DR, POMONA, CA 91767

Name: MIGUEL A. CABRERA

Legal Description:

All that certain lot or parcel of land situated in the City of POMONA, County of LOS ANGELES, State of CA, and being more particularly described as follows:

PARCEL NO. 1.

LOT 117 OF TRACT NO. 54003, AS SHOWN ON A MAP RECORDED IN BOOK 1288, PAGES 87 THROUGH 92 OF MISCELLANEOUS MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AS FOLLOWS:

ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED.

EXCEPTING AND RESERVING THEREFROM UNTO GRANTOR HEREIN, AND ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, TO THE EXTENT NOT GRANTED HEREIN, ALL EASEMENTS AND RIGHTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, DRAINAGE, SUPPORT, AND FOR OTHER PURPOSES, RESERVED TO GRANTOR AS SET FORTH IN THE DECLARATION DESCRIBED HEREINBELOW.

FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, THE RIGHT TO ENTER THE PROPERTY CONVEYED HEREBY FOR A TERM OF TWELVE (12) MONTHS FOLLOWING THE RECORDATION DATE OF THIS GRANT DEED, TO COMPLETE AND REPAIR ANY IMPROVEMENTS



OR LANDSCAPING LOCATED THEREON AS DETERMINED NECESSARY BY GRANTOR, IN ITS SOLE DISCRETION, IN ORDER TO COMPLY WITH REQUIREMENTS FOR THE RECORDATION OF THE FINAL TRACT MAP, THE GRADING OF SAID TRACT AND/OR IN COMPLIANCE WITH THE REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES. ANY SUCH ENTRY BY GRANTOR SHALL BE PRECEDED BY REASONABLE ADVANCE NOTICE TO GRANTEE. IF THIS RESERVATION OF RIGHT OF ENTRY IS NOT COMPLIED WITH BY GRANTEE, GRANTOR MAY ENFORCE THIS RIGHT OF ENTRY IN A COURT OF LAW. GRANTEE SHALL BE RESPONSIBLE FOR ALL DAMAGES ARISING OUT OF SAID BREACH INCLUDING ATTORNEYS FEES AND COURT COSTS. THIS RESERVATION OF RIGHT OF ENTRY SHALL AUTOMATICALLY EXPIRE TWELVE (12) MONTHS FROM THE RECORDATION OF THIS GRANT DEED.

PARCEL NO. 2.

NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, REPLACEMENT, DRAINAGE, ENCROACHMENT, SUPPORT, AND FOR OTHER PURPOSES ALL AS DESCRIBED IN THE DECLARATION DESCRIBED HEREINBELOW. THIS EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE.

PARCEL NO. 3.

A NON-EXCLUSIVE EASEMENT ON AND OVER THE COMMON AREA AS SUCH TERM IS DEFINED IN THE DECLARATION DESCRIBED HEREINBELOW, FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGRESS TO THE AMENITIES LOCATED THEREON SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION, DESCRIBED HEREINBELOW. THIS EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE.

As of this date, **07/19/2011**, and at your request, we have checked the records on the above described property since **10/29/2004**. We find the following:

Deed from **GREYSTONE HOMES, INC., A DELAWARE CORPORATION AND LENNAR SALES CORP., A CALIFORNIA CORPORATION**, grantor to **MIGUEL A. CABRERA, A SINGLE MAN**, grantee, recorded **10/29/2004.10/29/2004**.

Tax ID: 8370-024-125

1st half Real Estate Taxes for the year 2010 in the amount of \$2,569.20 are PAID.

2nd half Real Estate Taxes for the year 2010 in the amount of \$2,569.19 are PAID.

- a. DEED OF TRUST from **MIGUEL A. CABRERA, A SINGLE MAN** to **UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC AS TRUSTEE FOR MERS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY OF CALIFORNIA**, dated **10/19/2004**, recorded **10/29/2004** as Document No. **04-2801028**, in the original stated principal amount of **\$390,700.00**.



- b. from MIGUEL A. CABRERA, A SINGLE MAN to AMERICAN SECURITIES COMPANY AS TRUSTEE FOR WELLS FARGO BANK, N.A., dated 12/21/2005, recorded 01/25/2006 as Document No. 06-0184438, in the original stated principal amount of \$81,000.00.

abstract continuation or title insurance commitment. We make no representation as to the legal or merchantable quality of title. Except for those listed above, we have not examined any documents recorded prior to the initial date of our search.

This property report contains land title information for the sole use and benefit of the applicant only and may not be relied upon by any other party. Shown herein are those liens found only in the office of the register of deeds, county treasurer and clerk of circuit court which were filed and recorded during the search period. No search has been made for bankruptcy proceedings, unfiled construction lien claims, special assessments, Uniform Commercial Code financing statements or for any other conveyances, liens or encumbrances which are not property indexed. This report does not show any provisions or recitals contained in instruments nor any proceedings affecting the title. We make no representations as to the legal or merchantable quality of the title, which can be determined only by a complete abstract of title and attorney's opinion or a policy of title insurance. The applicant agrees that, as part of the consideration which the applicant gives for the issuance of this report and in recognition of the relative risks, rewards and benefits thereof, the risks have been allocated such that the Company shall be liable to the applicant as a direct result of an error or omission, provided, however, that in no event shall the liability of the Company arising from any cause or causes exceed the cost of the actual property report search.

Thank you for letting us be of service.

New Millennium Title Group

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 07/02/12

DEPT. EA G

HONORABLE SALVATORE T. SIRNA

JUDGE R. BARNHART

DEPUTY CLERK

HONORABLE
04

JUDGE PRO TEM

ELECTRONIC RECORDING MONITOR

N. JUSTI, C.A.

Deputy Sheriff

NONE

Reporter

8:30 am

KC062236

Plaintiff AL WEST (X)

Counsel

MIGUEL A. CABRERA
VS
UNIVERSAL AMERICAN

Defendant

Counsel

10-03-11 AO

NATURE OF PROCEEDINGS:

DEFAULT PROVE UP HEARING;

The matter is called for hearing.

Miguel Cabrera and Jeffrey Suitt are each sworn and testify for the plaintiff.

Plaintiff's exhibits 1 (Grant Deed), 2 (Deed of Trust), 3 (Title Report), 4 (Securitization audit report) are admitted into evidence.

The matter is submitted to the court.


The Court finds in favor of plaintiff, Miguel Cabrera and against defendant, Universal American Mortgage Company of California for Quiet Title.

Judgment of Quiet Title is signed and filed by the Court this date.

Plaintiff is to give notice.

4

π - PLAINTIFF	Δ - DEFENDANT
BUSINESS CARDS THIS SIDE	BUSINESS CARDS THIS SIDE



*#4
As AM CABERS*

LAW OFFICES:
All West

All West
LAWYER

310.372.2192
FAX 310.372.4137
24/HR 310.739.2828

100 N. PACIFIC COAST HWY #201
REDONDO BEACH, CA 90277

KOOLAWYER1@GMAIL.COM

~ATTORNEY CHECK IN~

PLEASE REQUEST ONE BUSINESS CARD FROM EACH ATTORNEY WITH PARTY THEY REPRESENT AND CALENDAR # WRITTEN ON CARD WHEN ALL PARTIES ARE CHECKED IN AND GIVE SHEET TO CLERK

RECORDING/FILING REQUESTED BY AND MAILED TO:
Law Offices of West & Associates
700 N Pacific Coast Hwy
Redondo Beach, CA 90277

PROOF OF PUBLICATION
(California Code of Civil Procedure 2010, 2015.5)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the aforesaid County. I am over the age of eighteen years (18) years, and not a party to or interested in the above-entitled matter. I am the Principal Clerk of the printer of the **LOS ANGELES TIMES**, a newspaper of general circulation, printed and published DAILY in the City of Los Angeles, County of Los Angeles and which newspaper was adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of April 28, 1952, Case Number 598599. The notice, a true and correct copy of which is annexed, has been published in each regular and entire issue of said newspaper on the following dates, to wit:

THURSDAY; MAY 03, 2012, THURSDAY; MAY 10, 2012,
THURSDAY; MAY 17, 2012, THURSDAY; MAY 24, 2012

I certify (or declare) under penalty of perjury under the laws of the State that the foregoing is true and correct.

Dated at Los Angeles, California,

This 24th day of MAY, 2012

Signature

Veronica Chavez

FILED
LOS ANGELES SUPERIOR COURT
JUL 02 2012
JOHN A. CLARKE, CLERK
BY S.C. JUS. DEPUTY

SUMMONS
(CITACION JUDICIAL)
Case Number (Numero del Caso): KC062236

**NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):**
All persons or entities unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in this Complaint address to Plaintiff's title, or any claim upon Plaintiff's title thereto:

**YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTA DEMANDANDO EL DEMANDANTE):**
CARRERA, MIGUEL A.

NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web Site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

NOTE: The court has a statutory lien for unpaid fees and costs on any settlement or satisfaction award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO: Le han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegerán. Su respuesta por escrito tiene que estar en forma legal correcta si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quiere más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incomparecencia y la corte le podrá quitar su salario, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos en línea de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov) o contactando en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos cuantiosos por tener un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desahogar el caso.

PROPERTY DESCRIPTION:
Property Address: 183 CRABAPPLE DR. POMONA, CA 91767

Legal Description: All that certain lot or parcel of land situated in the City of POMONA, County of LOS ANGELES, State of CA, and being more particularly described as follows:

PARCEL NO. 1, LOT 112 OF TRACT NO. 54003, AS SHOWN ON A MAP RECORDED IN BOOK 1268, PAGES 87 THROUGH 92 OF MISCELLANEOUS MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA

The name and address of the court is:
(El nombre y dirección de la corte es):
SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES - EAST BRANCH DISTRICT
400 CIVIC CENTER PLAZA, POMONA, CA 91766

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Law Offices of West & Assoc.'s 700 N. Pacific Coast Hwy #201, Redondo Beach, CA 90277 (310-374-4141)

Date: October 3, 2011
(Fecha)

John A. Clarke, Clerk
(Secretario)

By: S. Fonseca, Deputy
(Actuando)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):

LAW OFFICES of "WEST & ASSOCIATES"

AL WEST Esq Sb# 134456
700 N PACIFIC COAST HWY #201
REDONDO BEACH, CA 90277

TELEPHONE NO.: 310.374.4141

FAX NO. (Optional): 310.372.4137

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): PLAINTIFF (CABRERA, A. MIGUEL)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 400 CIVIC CENTER PLAZA

MAILING ADDRESS: SAME

CITY AND ZIP CODE: POMONA, CA 91766

BRANCH NAME: EAST BRANCH DISTRICT

PLAINTIFF/PETITIONER: CABRERA, A. MIGUEL

DEFENDANT/RESPONDENT: Universal American Mortgage Company

FOR COURT USE ONLY

FILED
LOS ANGELES SUPERIOR COURT

JUL 02 2012

JOHN A. CLARKE, CLERK
BY S.C. JUST, DEPUTY

CASE NUMBER:

KC062236

REQUEST FOR
(Application)

Entry of Default

Clerk's Judgment

Court Judgment

1. TO THE CLERK: On the complaint or cross-complaint filed

a. on (date): 25 JANUARY 2012

b. by (name): CABRERA, A. MIGUEL

c. Enter default of defendant (names): See Attachment "1" in Compliance with Court Order on File

d. I request a court judgment under Code of Civil Procedure sections 585(b), 585(c), 989, etc., against defendant (names):

(Testimony required. Apply to the clerk for a hearing date, unless the court will enter a judgment on an affidavit under Code Civ. Proc., § 585(d).)

e. Enter clerk's judgment

(1) for restitution of the premises only and issue a writ of execution on the judgment. Code of Civil Procedure section 1174(c) does not apply. (Code Civ. Proc., § 1169.)

Include in the judgment all tenants, subtenants, named claimants, and other occupants of the premises. The Prejudgment Claim of Right to Possession was served in compliance with Code of Civil Procedure section 415.46.

(2) under Code of Civil Procedure section 585(a). (Complete the declaration under Code Civ. Proc., § 585.5 on the reverse (item 5).)

(3) for default previously entered on (date):

2. Judgment to be entered.

Amount

Credits acknowledged

Balance

	Amount	Credits acknowledged	Balance
a. Demand of complaint	\$	\$	\$
b. Statement of damages *			
(1) Special	\$	\$	\$
(2) General	\$	\$	\$
c. Interest	\$	\$	\$
d. Costs (see reverse)	\$	\$	\$
e. Attorney fees	\$	\$	\$
f. TOTALS	\$	\$	\$

g. Daily damages were demanded in complaint at the rate of: \$ per day beginning (date):
(* Personal injury or wrongful death actions; Code Civ. Proc., § 425.11.)

3. (Check if filed in an unlawful detainer case) Legal document assistant or unlawful detainer assistant information is on the reverse (completed item 4)

Date: JUN 29 2012
At West
ATTORNEY AT LAW
(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF OR ATTORNEY FOR PLAINTIFF)

(1) Default entered as requested on (date):

(2) Default NOT entered as requested (state reason):

FOR COURT
USE ONLY

Clerk, by _____, Deputy

PLAINTIFF/PETITIONER: CABRERA, A. MIGUEL	CASE NUMBER:
DEFENDANT/RESPONDENT: Universal American Mortgage Company	KC062236

4. **Legal document assistant or unlawful detainer assistant (Bus. & Prof. Code, § 6400 et seq.).** A legal document assistant or unlawful detainer assistant did did not for compensation give advice or assistance with this form. (If declarant has received any help or advice for pay from a legal document assistant or unlawful detainer assistant, state):

- a. Assistant's name:
- b. Street address, city, and zip code:
- c. Telephone no.:
- d. County of registration:
- e. Registration no.:
- f. Expires on (date):

5. **Declaration under Code of Civil Procedure Section 585.5 (required for entry of default under Code Civ. Proc., § 585(a)).**
This action

- a. is is not on a contract or installment sale for goods or services subject to Civ. Code, § 1801 et seq. (Unruh Act).
- b. is is not on a conditional sales contract subject to Civ. Code, § 2981 et seq. (Rees-Levering Motor Vehicle Sales and Finance Act).
- c. is is not on an obligation for goods, services, loans, or extensions of credit subject to Code Civ. Proc., § 395(b).

6. **Declaration of mailing (Code Civ. Proc., § 587).** A copy of this Request for Entry of Default was

- a. not mailed to the following defendants, whose addresses are unknown to plaintiff or plaintiff's attorney (names):
- b. mailed first-class, postage prepaid, in a sealed envelope addressed to each defendant's attorney of record or, if none, to each defendant's last known address as follows:
(1) Mailed on (date): (2) To (specify names and addresses shown on the envelopes):

I declare under penalty of perjury under the laws of the State of California that the foregoing items 4, 5, and 6 are true and correct.

Date: JUN 29 2012
Al West
ATTORNEY AT LAW
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

7. **Memorandum of costs (required if money judgment requested).** Costs and disbursements are as follows (Code Civ. Proc., § 1033.5):

- a. Clerk's filing fees \$
- b. Process server's fees \$
- c. Other (specify): \$
- d. \$
- e. TOTAL \$
- f. Costs and disbursements are waived.

9. I am the attorney, agent, or party who claims these costs. To the best of my knowledge and belief this memorandum of costs is correct and these costs were necessarily incurred in this case.

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

Date:
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

8. **Declaration of nonmilitary status (required for a judgment).** No defendant named in item 1c of the application is in the military service so as to be entitled to the benefits of the Servicemembers Civil Relief Act (50 U.S.C. App. § 501 et seq.).

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

Date: JUN 29 2012
Al West
ATTORNEY AT LAW
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

SHORT TITLE: Cabrera vs Universal American Mortgage Company; et., al.	CASE NUMBER: KC 062236
--	---------------------------

ATTACHMENT (Number): "1"*(This Attachment may be used with any Judicial Council form.)*

ATTACHMENT "1" TO REQUEST FOR ENTRY OF DEFAULT :

"all persons or entities unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in this Complaint adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto";

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1
(Add pages as required)

**SUMMONS
(CITACION JUDICIAL)**

Case Number (Numero del Caso): **KC062236**

RECORDING/FILING REQUESTED BY AND MAIL TO:
Law Offices of West & Associates
700 N Pacific Coast Hwy
Redondo Beach, CA 90277

**NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):**
All persons or entities unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in this Complaint adverse to Plaintiff's title, or any claim upon Plaintiff's title thereto.

**YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTA DEMANDANDO EL DEMANDANTE):**
CABRERA, MIGUEL A.

PROOF OF PUBLICATION
(California Code of Civil Procedure 2010, 2015.5)

NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

STATE OF CALIFORNIA
County of Los Angeles

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

I am a citizen of the United States and a resident of the aforesaid County. I am over the age of eighteen years (18) years, and not a party to or interested in the above-entitled matter. I am the Principal Clerk of the printer of the **LOS ANGELES TIMES**, a newspaper of general circulation, printed and published DAILY in the City of Los Angeles, County of Los Angeles and which newspaper was adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of April 28, 1952, Case Number 598599. The notice, a true and correct copy of which is annexed, has been published in each regular and entire issue of said newspaper on the following dates, to wit:

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web Site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien would be paid before the court will dismiss the case.

THURSDAY; MAY 03, 2012, THURSDAY; MAY 10, 2012,
THURSDAY; MAY 17, 2012, THURSDAY; MAY 24, 2012

AVISO: Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

I certify (or declare) under penalty of perjury under the laws of the State that the foregoing is true and correct.

Tiene 30 DÍAS DE CALENDARIO después de que entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que entregue una copia al demandado. Una carta o un llamado telefónico no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dineros y bienes sin más advertencia.

Dated at Los Angeles, California,

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión de abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro al sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de Cortes de California, (www.sucorte.ca.gov) o pidiéndole un contrato con la corte o el colegio de abogados local. **AVISO:** Por ley, la corte tiene derecho a reclamar cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

This 24th day of MAY, 2012

mature

PROPERTY DESCRIPTION:
Property Address: 103 CRABAPPLE DR, POMONA, CA 91767

Legal Description: All that certain lot or parcel land situated in the City of POMONA, County of LOS ANGELES, State of CA, and being more particularly described as follows:

PARCEL NO. 1, LOT 117 OF TRACT NO. 54003 SHOWN ON A MAP RECORDED IN BOOK 1288, PAGE 87 THROUGH 92 OF MISCELLANEOUS MAPS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA

Mica Chavez

The name and address of the court is:
(El nombre y dirección de la corte es):
SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES-EAST BRANCH DISTRICT
400 CIVIC CENTER PLAZA, POMONA, CA 91768

The name, address, and telephone number of plaintiff attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono abogado del demandante, o del demandante que no abogado, es):
Law Offices of West & Assoc.: 700 N. Pacific Coast #201, Redondo Beach, CA 90277 (310-374-4141)

Date: October 3, 2011
(Fecha)

John A. Clarke, Clerk
(Secretario)

Ivy B. Fonseca, Deputy
(Adjunto)