

APPENDIX A - USDC Docket Entry 78 Order of Dismissal

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

JOSE ARAU,  
Plaintiff,

v.

ROCKET MORTGAGE, LLC, et al.,  
Defendants.

Case No. 22-cv-07715-JSC

**ORDER OF DISMISSAL**

Plaintiff, proceeding without the assistance of a lawyer, filed this action against Treasury Secretary Janet Yellen and other employees of the United States Treasury, Rocket Mortgage, LLC (his original mortgage lender), Mortgage Electronic Registration Systems, Inc., Lakeview Servicing (the current servicer of Plaintiff's mortgage), and Frank La Salla, for Quiet Title, an Accounting, and a "Restraint of Trade" with respect to the mortgage loan on Plaintiff's property in Berkeley, California. On June 26, 2023, the Court granted Defendants' motions to dismiss and ordered Plaintiff to file an amended complaint by July 17, 2023. (Dkt. No. 68.) Plaintiff did not do so, and instead, submitted additional documents relating to the already disposed of motions to dismiss as well as a motion for summary judgment. (Dkt. Nos. 71, 72, 73, 74.) The Court's order warned Plaintiff if he did not file an amended complaint by the deadline, judgment would be entered against him on the complaint. (Dkt. No. 68 at 4.) Accordingly, the Court DISMISSES this action for the reasons stated in its prior Order and separately enters judgment in Defendants' favor.

All pending motions are denied as moot. (Dkt. Nos. 73, 74.)

**IT IS SO ORDERED.**

Dated: August 21, 2023

  
JACQUELINE SCOTT CORLEY  
United States District Judge

APPENDIX B - 9th Cir. Appellate ECF 8 Order Dismissal

UNITED STATES COURT OF APPEALS  
FOR THE NINTH CIRCUIT

**FILED**

JAN 30 2024

MOLLY C. DWYER, CLERK  
U.S. COURT OF APPEALS

JOSE ARAU,

Plaintiff - Appellant,

v.

ROCKET MORTAGAGE, LLC, FKA  
Quicken Loans, LLC; et al.,

Defendants - Appellees.

No. 23-16137

D.C. No. 3:22-cv-07715-JSC

U.S. District Court for Northern  
California, San Francisco

**ORDER**

A review of the docket demonstrates that appellant has failed to respond to the December 18, 2023 order of this court.

Pursuant to Ninth Circuit Rule 42-1, this appeal is dismissed for failure to prosecute.

This order served on the district court shall, 21 days after the date of the order, act as the mandate of this court.

FOR THE COURT:

MOLLY C. DWYER  
CLERK OF COURT

APPENDIX C - USDC Docket Entry 30 LTR from Rocket Mortgage Denying Interest

# ROCKET Central

1005 Woodward Ave.  
Detroit, MI 48226

1/24/2023

Jose F. Arau  
1227 Neilson Street  
Berkeley, California 94706

Re: Complaint for Quiet Title and Accounting  
US District Court, N.D. California  
Case No. CV22-7715  
Jose F. Arau  
1227 Neilson St, Berkeley CA 94706

Dear Mr. Arau:

Rock Central LLC, on behalf of Rocket Mortgage, LLC, f/k/a Quicken Loans, LLC, ("Rocket Mortgage") is in receipt of the referenced legal action. Please note that Rocket Mortgage no longer has an interest in the property at issue and, as such, is not a proper defendant in this case.

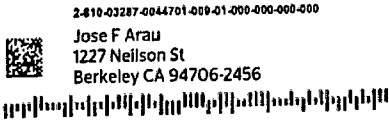
Rocket Mortgage acknowledges that it originated the above-referenced loan. However, Rocket Mortgage transferred servicing of this loan to Lakeview Loan Servicing LLC/Nationstar Mortgage LLC effective 2/1/2022. See enclosed notice previously sent to you. The mortgage at issue identifies Mortgage Electronic Registration Systems, Inc. (MERS) as the mortgagee and nominee for Rocket Mortgage **and its successors and assigns**. Please note that there is no recordation of an assignment as the mortgage was assigned through the MERS system.

For the above reasons, Rocket Mortgage has no intent on appearing or engaging in this litigation, and Rocket Mortgage is unable to provide a discharge.

**ROCKET CENTRAL LLC**

# ROCKET Mortgage

1050 Woodward Avenue | Detroit, MI 48226



On February 01, 2022, the  
 servicing of your mortgage at  
 1227 Neilson St  
 Berkeley, CA 94706  
 is being transferred.

The servicing of your mortgage loan is being transferred from Rocket Mortgage, LLC, to Mr. Cooper, subservicer for Lakeview Loan Servicing, LLC. We want to make sure you understand your next steps in the transfer process.  
 The terms or conditions of your mortgage will not be affected by the transfer of your loan.  
 As of January 31, 2022, Rocket Mortgage\* will stop accepting payments from you.  
 Starting February 01, 2022, please make all payments directly to your new servicer.

## Your New Servicer

Attn: Customer Service  
 Lake Vista 4  
 800 State Highway 121 Bypass  
 Lewisville, TX 75067  
 (833) 685-2580

During the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer on or before its due date may not be treated by the new servicer as late, and a late fee may not be imposed on you.

## Payment Information

Starting February 01, 2022, send all payments to your new servicer.

If you currently use bill pay, please set up all future payments and make arrangements with Mr. Cooper, subservicer for Lakeview Loan Servicing, LLC.

If your payment is issued via bill pay or an online service or if your payment is drafted biweekly through a third-party provider, please update your loan number once you receive communication from your new servicer. Also, change the name of your loan servicer from Rocket Mortgage, LLC, to Mr. Cooper, subservicer for Lakeview Loan Servicing, LLC and change your payment address to:

Attn: Payment Processing  
 P.O. Box 650783  
 Dallas, TX 75261-9741

## ROCKET Mortgage

1050 Woodward Avenue | Detroit, MI 48226



### Frequently Asked Questions

1. **When will I receive information about my loan from my new servicer?**  
The new servicer is legally required to mail out a welcome letter within 15 days of the transfer date.
2. **I mailed a check for my mortgage payment, and it won't get to Rocket Mortgage before the transfer date. What do I do?**  
We will forward any physical checks we receive within 60 days of the transfer date to your new servicer. During the 60-day period following the effective date of a transfer, a loan payment that we receive on or before its due date may not be treated by your new servicer as late and a late fee may not be imposed on you.
3. **Will I have access to Rocket Mortgage after my servicing transfer date?**  
You will have access to your Rocket Account with limitations for 18 months. For instance, you won't be able to make a payment.
4. **Can the new servicer change my loan terms, due dates or grace period?**  
Your loan terms will remain the same. This includes grace periods and due dates.
5. **What are my payment options? Are there fees associated with the transfer, payment methods, etc.?**  
Please reach out to your new servicer because payment options differ between servicers.
6. **What should I do if I have a third-party mortgage life insurance policy?**  
While Rocket Mortgage doesn't offer mortgage life or disability insurance, in the event you have purchased such coverage through another company, please reach out to your provider directly if you have questions about maintaining coverage.
7. **Will Rocket Mortgage still send me a billing statement before the transfer happens?**  
We'll still send you billing statements up to the transfer date.
8. **What happens to my payments if I use autopay, bank bill pay or another third party to send my mortgage payment?**  
You'll need to update your payment information to reflect your new servicer and the new loan number that they assign you.
9. **What will happen if I have an open insurance claim on my home due to damage?**  
We will transfer any funds as well as all documents pertaining to your claim to the new servicer.
10. **What happens if I'm planning on selling, refinancing or paying off my loan?**  
If you anticipate paying off your loan during this transition due to sale or refinance, please ensure funds are received prior to the transfer date. If you anticipate paying your loan off after the transfer date, please send funds to your new servicer.
11. **When should I reach out to my new servicer with questions?**  
Please allow approximately 10 business days for your new servicer to obtain your loan information. Once the information is obtained, they will be able to assist.

### What To Expect Next

You can expect to receive additional information regarding your loan from Mr. Cooper, subservicer for Lakeview Loan Servicing, LLC. The name and address of the primary regulatory authority with jurisdiction over Rocket Mortgage, LLC, is:

Bureau of Consumer Financial Protection  
P.O. Box 2900  
Clinton, IA 52733-2900

You may also contact Rocket Mortgage®, whose address is 1050 Woodward Ave, Detroit, MI 48226 and phone number is (800) 681-1355 for servicing transfer inquiries.

If you have an active bankruptcy or you received a bankruptcy discharge, we are sending this for informational or legal purposes only. We're not trying to collect against you personally. If you have any questions about this communication or your obligation to pay, please contact your attorney. If you want to send us a Qualified Written Request, a Notice of Error, or an Information Request, you must mail it to Rocket Mortgage, LLC, P.O. Box 442359, Detroit, MI 48244-2359, or fax it to (877) 382-3138.

Loan Number: 3483507801	ServicingHelp@RocketMortgage.com	Monday - Friday: 8:30 a.m. - 9:00 p.m. ET	QL006
Notice Date: 01/12/2022	(800) 681-1355	Saturday: 9:00 a.m. - 4:00 p.m. ET	2 of 2



UNITED STATES COURT OF APPEALS  
FOR THE NINTH CIRCUIT

**FILED**

APR 23 2024

MOLLY C. DWYER, CLERK  
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JOSE ARAU,

Plaintiff - Appellant,

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ROCKET MORTAGAGE, LLC, FKA  
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Defendants - Appellees.

No. 23-16137

D.C. No. 3:22-cv-07715-JSC  
U.S. District Court for Northern  
California, San Francisco

**MANDATE**

The judgment of this Court, entered March 01, 2024, takes effect this date.

This constitutes the formal mandate of this Court issued pursuant to Rule  
41(a) of the Federal Rules of Appellate Procedure.

FOR THE COURT:

MOLLY C. DWYER  
CLERK OF COURT