

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Ron Bender (SBN 143364) Juliet Y. Oh (SBN 211414) Levene, Neale, Bender, Rankin & Brill L.L.P. 10250 Constellation Blvd., Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 / Facsimile: (310) 229-1244 Email: RB@LNBRB.com, JYO@LNBRB.com	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: OAKRIDGE HOMES, LLC Debtor(s).	CASE NO.: 1:08-bk-13977KT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 6/9/09	Time: 10:00 a.m.
Location: 21041 Burbank Blvd., Courtroom 301, Woodland Hills, California 91367	

Type of Sale: Public Private Last date to file objections: 5/26/09

Description of Property to be Sold: Three vacant lots (Lots 1, 2, and 4) of a 20-lot residential subdivision located in Stevenson Ranch, California (Tract No. 52908, formerly Assessor Parcel No. 2826-020-055 - once subdivided, the individual lots received their own Assessor Parcel Nos.). The individual Assessor Parcel Nos. of the three lots being sold are: Lot 1 - 2826-164-001; Lot 2 - 2826-164-002; Lot 4 - 2826-164-004.

Terms and Conditions of Sale: Please see notice of the sales attached hereto.

Proposed Sale Price: Lot 1 - \$400,000; Lot 2 - \$400,000; Lot 4 - \$420,000

Overbid Procedure (If Any): N/A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Patricia Rose
Re/Max of Santa Clarita
25101 The Old Road, Santa Clarita, California 91381
Tel: (661) 254-5587 / Fax: (661) 254-6993
Email: pat_rose@ca.rr.com

Date: 5/19/09

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RON BENDER (SBN 143364)
JULIET Y. OH (SBN 211414)
LEVENE, NEALE, BENDER, RANKIN & BRILL L.L.P.
10250 Constellation Blvd., Suite 1700
Los Angeles, California 90067
Telephone: (310) 229-1234
Facsimile: (310) 229-1244

Attorneys for Chapter 11 Debtor
and Debtor in Possession

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SAN FERNANDO VALLEY DIVISION

In re:
OAKRIDGE HOMES, LLC,
Debtor.

) **Case No. 1:08-bk-13977-KT**
) **Chapter 11 Case**
) **NOTICE OF MOTION BY DEBTOR**
) **AND DEBTOR IN POSSESSION TO**
) **APPROVE SALE OF CERTAIN REAL**
) **PROPERTY LOTS FREE AND CLEAR**
) **OF LIENS, CLAIMS, INTERESTS AND**
) **ENCUMBRANCES**
) **[Lots Nos. 1, 2 and 4]**
) **Hearing:**
) **Date: June 9, 2009**
) **Time: 10:00 a.m.**
) **Place: Courtroom "301"**
) **21041 Burbank Blvd.**
) **Woodland Hills, CA 91367**

1 PLEASE TAKE NOTICE that Oakridge Homes, LLC, the debtor and debtor in
2 possession in the above-captioned Chapter 11 case (the "Debtor"), has filed that certain
3 "*Motion to Approve Sale of Certain Real Property Lots Free and Clear of Liens, Claims,*
4 *Interests and Encumbrances*" (the "Sale Motion"), pursuant to which the Debtor seeks
5 authority to, among other things, sell certain parcels of real property as described in the Sale
6 Motion free and clear of liens, claims, interests and encumbrances, with all existing liens,
7 claims and interests against such parcels to transfer and attach to the proceeds of the sale of
8 the parcels with the same extent, priority and validity as they had against the parcels.

9 For the reasons explained in detail in the Sale Motion and the Memorandum of Points
10 and Authorities annexed thereto, the Debtor believes that the proposed sales are the best and
11 only way of maximizing the value of the parcels and are in the overwhelming best interests of
12 the Debtor's estate. The Debtor owns various parcels of real estate and real estate related
13 assets, including a 20-lot residential subdivision in Stevenson Ranch, California (the 20 lots are
14 collectively referred to herein as the "Parcels"). After an extensive marketing effort with the
15 assistance of a Court-approved qualified real estate broker, the Debtor has received bona fide
16 offers for three of the Parcels (*i.e.*, Lots 1, 2 and 4), each of which is for a purchase price of at
17 least \$400,000. The senior secured creditor Cathay Bank is secured by nearly a 100% equity
18 cushion. There can be no question that the total value of the Parcels is substantially in excess
19 of the outstanding debt to Cathay Bank. Junior lien holders exist whom the Debtor believes
20 will be benefited from these proposed sales. Until very recently, the Debtor was of the belief
21 that the junior lienholders were working cooperatively with the Debtor to maximize the sale
22 value of the Parcels. However, the Debtor has just recently become of the belief that the junior
23 lien holders have been engaging in gamesmanship and intentionally sabotaging the Debtor's
24 sale efforts in the hope of purchasing the Parcels themselves at a foreclosure sale. The Debtor
25 submits that, on equitable and fairness grounds, that type of conduct should be not be
26 condoned. The Debtor respectfully submits that the proposed sales of the three Parcels (*i.e.*,
27 Lots 1, 2 and 4) are in the best interest of this estate and should be approved.
28

1 The Sale Motion is based upon 11 U.S.C. §§ 105(a) and 363, Federal Rules of
2 Bankruptcy Procedure 2002 and 6004, this Notice, the Sale Motion and the Memorandum of
3 Points and Authorities and Declarations of Nasir Eftekhari and Dong Mei Tong annexed
4 thereto, the entire record of this bankruptcy case, the statements, arguments and representations
5 of counsel to be made at the hearing on the Sale Motion, and any other evidence properly
6 presented to the Court at or prior to the hearing on the Sale Motion.

7 **PLEASE TAKE FURTHER NOTICE** that any request for a copy of the Sale Motion
8 must be made in writing to Levene, Neale, Bender, Rankin & Brill L.L.P., 10250 Constellation
9 Blvd., Suite 1700, Los Angeles, California 90067, Attention: Juliet Y. Oh, Telephone No. (310)
10 229-1234, Facsimile No. (310) 229-1244, Email: JYO@LNBRB.com.

11 **PLEASE TAKE FURTHER NOTICE** that, pursuant to Local Bankruptcy Rule 9013-
12 1(f), any opposition to the Sale Motion must be in writing, filed with the Court and served upon
13 counsel for the Debtors at the address set forth in the upper left-hand corner of the first page of
14 this Notice and Sale Motion not later than fourteen (14) days prior to the hearing date set forth
15 above.

16 **PLEASE TAKE FURTHER NOTICE** that, pursuant to Local Bankruptcy Rule 9013-
17 1(h), the failure to file and serve a timely opposition to the Sale Motion may be deemed by the
18 Court to constitute consent to the Court's granting of the relief sought by the Debtor.

19 **WHEREFORE**, for all of the reasons set forth in the Memorandum and the
20 declarations in support thereof, the Debtor respectfully requests that the Court enter an order:

- 21 1. granting this Sale Motion in its entirety;
- 22 2. authorizing the sale of the Parcels (*i.e.*, Lots 1, 2 and 4) free and clear of liens,
23 claims, interests and encumbrances, as described in the Sale Motion, with all existing liens,
24 claims and interests against such Parcels to transfer and attach to the proceeds of the sale of
25 the Parcels with the same extent, priority and validity as they had against the Parcels;
- 26 3. exempting the transfer of the three Parcels to the respective purchasers from
27 stamp or similar taxes;

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4. waiving the 10-day stay period set forth in Federal Rule of Bankruptcy Procedure 6004(h);

5. authorizing the Debtor to take all necessary and reasonable steps to consummate the sale of the three Parcels; and

6. granting such other and further relief as the Court deems just and proper under the circumstances.

Dated: May 19, 2009

LEVENE, NEALE, BENDER, RANKIN
& BRILL L.L.P.

By: 

RON BENDER
JULIET Y. OH
Attorneys for Chapter 11 Debtor and
Debtor in Possession

In re: OAKRIDGE HOMES, LLC, <div style="text-align: right;">Debtor(s).</div>	CHAPTER 11 CASE NUMBER 1:08-bk-13977-KT
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

10250 Constellation Boulevard, Suite 1700, Los Angeles, California 90067.

A true and correct copy of the foregoing document described as NOTICE OF SALE OF ESTATE PROPERTY will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On May 19, 2009, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Ron Bender rb@lnbrb.com
- Katherine Bunker kate.bunker@usdoj.gov
- Michael G Fletcher mfletcher@frandzel.com, efileing@frandzel.com;shom@frandzel.com
- Steven R Fox emails@foxlaw.com
- Bernard R Given bgiven@frandzel.com, efileing@frandzel.com;bwilson@frandzel.com;bgiven@frandzel.com
- Gil Hopenstand gh@lnbrb.com
- Donna L La Porte vcorbin@wrightlegal.net, gtran@wrightlegal.net
- Tania M Moyron tmm@lnbrb.com
- R G Pagter gibson@pagterandmiller.com, pandm@pagterandmiller.com;pagterandmiller@yahoo.com
- Alan G Tippie atippie@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- Darlene C Vigil vcorbin@wrightlegal.net, jmiller@wrightlegal.net

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On May 19, 2009, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. *Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.*

Served by Overnight Mail
 Hon. Kathleen Thompson
 United States Bankruptcy Court
 21041 Burbank Boulevard
 Woodland Hills, CA 91367

Service information continued on attached page

In re: OAKRIDGE HOMES, LLC, <div style="text-align: right;">Debtor(s).</div>	CHAPTER 11 CASE NUMBER 1:08-bk-13977-KT
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III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on May 19, 2009, I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. *Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.*

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

May 19, 2009
Date

Lourdes Cruz
Type Name

/s/ Lourdes Cruz
Signature

Oakridge Homes, LLC
File No. 4208
Request for Special Notice

PLUS

PARTIES SERVED BY EMAIL MARKED WITH *

Oakridge Homes, LLC
29033 Avenue Sherman, Suite 203
Valencia, CA 91355

Katherine Bunker, Esq.
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Oakridge Homes, LLC
File No. 4208

POTENTIAL BUYERS
SERVICE BY U.S. MAIL

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Perri E. Khajarian
Yartkes D. Khajarian
c/o SekTrav
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Van Nuys, 91406

James Bowles
25211 Dolce Court
Stevenson Ranch, CA 91381

Oakridge Homes LLC et al. adv. Cathay Bank
LASC, North Valley District
Case No. PC 042206

Counsel for Plaintiff Cathay Bank

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Counsel for Oakridge Homes LLC

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Attn: Lie Der Chou, Registered Agent
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Rosemead, CA 91770

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Rosemead, CA 91770

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Chun Lam Chung
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CRC Enterprises, Inc.
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Santa Clarita, CA 91350

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Attorney for Defendant
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Attorney for Defendant
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Attorney for Defendant
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Label Matrix for local noticing
0973-1
Case 1:08-bk-13977-KT
Central District Of California
San Fernando Valley
Tue May 19 14:43:12 PDT 2009

GLOBAL INVESTMENT GROUP, INC., LIE DER CHOU,
Wright, Finlay & Zak, LLP
4665 MacArthur Court
Suite 280
Newport Beach, CA 92660-1811

APC Construction
111 S. Walnut Grove #202
San Gabriel, CA 91776-1764

CA Pavement
24811 San Fernando, Unit R
Santa Clarita, CA 91321-4181

Cathay Bank
825 E. Valley Blvd.
San Gabriel, CA 91776-3606

Eric P. H. Liu
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Rosemead, CA 91770-5100

Glendale Best Insurance
PO Box 250340
Glendale, CA 91225-0340

Holly Investment
826 N. Monterey #D
Alhambra, CA 91801-6425

Joseph Aidlin Trustee
Aidlin General Trust
5143 Sunset Blvd
Los Angeles CA 90027-5715

Lake View Green LLC
111 South Orange Grove, Suite 201
San Gabriel, CA 91776

American Contractors Indemnity Co.
c/o PAGTER AND MILLER
525 N. Cabrillo Park Drive, Suite 104
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Oakridge Homes, LLC
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San Gabriel, CA 91776

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Glendale, CA 91201-2431

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Thousand Oaks, CA 91362-6296

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Sacramento, CA 94257-0001

HCC Surety Group
Dept 9362
Los Angeles, CA 90084-0001

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San Marino, CA 91108-1631

Keeton Investments
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Castaic, CA 91384-3943

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THE GAS COMP
PO BOX 30337
LOS ANGELES CA 90030-0337

Nexstar
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Arcadia, CA 91006-1616

PF Iron Works
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Glendale, CA 91204-1801

Pioneer Construction
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Valencia, CA 91355-5411

Quill
PO Box 37600
Philadelphia, PA 19101-0600

Quintrall & Associates
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San Diego CA 92108-2912

R&F
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Glendale, CA 91201-2431

S&S Rent-A-Fence, Inc.
P.O. Box 220027
Santa Clarita, CA 91322-0027

SWCA
3033 N. Central Avenue Suite 145
Phoenix, AZ 85012-2808

So Cal Gas
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Monterey Park, CA 91756-0001

Southern California Edison Company
Attn: Credit and Payment Services
300 N. Lone Hill Ave
San Dimas, CA 91773-1741

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Rosemead, CA 91770-5100

Tina Lee
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Rosemead, CA 91770-5100

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Woodland Hills, CA 91367-6550

US Enviro-Net Services
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Orange, CA 92867-5443

United States Trustee (SV)
21051 Warner Center Lane, Suite 115
Woodland Hills, CA 91367-6550

Valencia Water
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Valencia, CA 91355-3926

WRA Engineering, Inc.
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Valencia, CA 91355-1278

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The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.