

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number  
Mark T. Young (SBN 89951) of LAW OFFICES OF MARK T. YOUNG  
15910 Ventura Blvd., Suite 1650  
Encino, CA 91436-2842  
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Special Counsel for Chapter 7 Trustee TIMOTHY J. YOO

FOR COURT USE ONLY

**ORIGINAL**

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UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA

CLERK U.S. BANKRUPTCY COURT  
CENT. DIST. OF CALIF.

In re: **BROADWAY BUILDINGS II L.P.**

BY CASE NO.: **LA 98-18082-SB**

[Chapter 7]

Debtor(s).

### NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** December 16, 2003

**Time:** 11:00 a.m.

**Location:** Courtroom 1575, U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012

Type of Sale:  Public  Private Last date to file objections: December 2, 2003

Description of Property to be Sold: Residential real property commonly known as: 857 Antler Drive, Lake Arrowhead, CA 92352. Legal description: Parcel No. 1: Lot 63, Tract No. 5, Arrowhead Woods, County of San Bernardino, as per Plat recorded in Book 22 of Maps, Page 15 (San Bernardino County Recorder). Parcel No. 2: That certain dock-site Number N419-A, located on a map of Lake Arrowhead maintained in the Office of Arrowhead Lake Assn. (APN 0329-091-34-000).

Terms and Conditions of Sale: Property sold "as-is" without representation or warranty of any kind. Sale is for cash at close of escrow. Sale is subject to overbid, as follows: Any person interested in bidding must attend the hearing.

Overbids must be in minimum \$1,000.00 increments. Overbidders must tender cash or cash equivalents of \$4,980.00 (3% of the minimum initial overbid) to Trustee's counsel at the hearing. The deposit of the successful overbidder is non-refundable and will be forfeited to the estate if the sale cannot be closed to the overbidder within 30 days of the hearing.

Proposed Sale Price: \$165,000.00

Overbid Procedure (If Any): See "Terms and Conditions" above.

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

December 16, 2003 at 11:00 a.m., in Courtroom 1575 (address specified above)

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

Mark T. Young

15910 Ventura Blvd., Suite 1650

Encino, CA 91436-2842

Tel 818-461-3400 / Fax 818-461-1888

E-mail mtyoung@earthlink.net

Date: November 20, 2003



**SERVICE LIST**

**In re: BROADWAY BUILDINGS II L.P.**

**Chapter 7 Case No. LA 98-18082-SB**

**Page 1 of 4**

**Debtor**

Broadway Buildings II L.P.  
715 E. Sprague Ave., Suite 203  
Spokane, WA 99202

**Debtor's Representative**

Duncan J. McNeil  
Broadway Buildings II L.P.  
P.O. Box 2906  
Spokane, WA 99202-2906

**Attorney for Debtor**

Carlos Valero, Esq.  
Law Offices of Carlos Valero  
9209 E. Mission, Suite A  
Spokane, WA 99206-4056

**U.S. Trustee**

Office of the United States Trustee  
725 S. Figueroa Street, 26<sup>th</sup> Floor  
Los Angeles, CA 90017-5524

**Chapter 7 Trustee**

Timothy J. Yoo, Esq.  
1888 Century Park East, Suite 1500  
Los Angeles, California 90067

**Real Estate Broker**

James L. Newcomb  
Coldwell Bank Sky Ridge Realty  
P.O. Box 1089  
Lake Arrowhead, CA 92352

**Interested Party**

Marshall Mend  
Marshall Mend Realty  
157 W. Hayden Ave., Suite 104  
Hyden Lake, ID 83835

**Interested Party**

Jared B. Miller  
Properties One  
9 S. Washington, #510  
Spokane, WA 99204

**Interested Party**

Grace Miller Family Trust  
2920 S. Grand Blvd., #150  
Spokane, WA 99203

**Creditor**

City of Carson  
701 East Carson Street  
Carson, CA 90749

**Former Attorney for Debtor**

George J. Paukert, Esq.  
737 S. Windsor Blvd., #304  
Los Angeles, CA 90005

**Creditor/Former Attorney for Debtor**

Jay S. Jump, Esq.  
901 Rainier Avenue N., Suite B-203  
Renton, WA 98055

**Interested Party**

GMFT Reorganization Corp.  
Grace Miller Family Trust  
1602 E. Sprague Ave., Box #2906  
Spokane, WA 99220-2906

**Creditor/Former Attorney for Debtor**

David Gallik, Esq.  
120 E. Lyndale Ave.  
Helena, MT 59601

**SERVICE LIST**

**In re: BROADWAY BUILDINGS II L.P.**

**Chapter 7 Case No. LA 98-18082-SB**

**Page 2 of 4**

**Transferee**

Antler Drive L.P.  
c/o R/A's of America #7-00381  
1504 Main St., Suite 8  
Gardnerville, NV 89401

**Proposed Purchaser**

Ben Nicols and Nicole Nichols  
c/o Dave Waits  
Realtor, Prudential California Realty  
P.O. Box 1509  
Lake Arrowhead, CA 92352

**Former Attorney for Debtor**

Eugene Button, Esq.  
Law Offices of Eugene Button  
2313 Yates Avenue  
Commerce, CA 90040-1915

**Former Attorney for Debtor**

Richard A. McFarlane  
The McFarlane Law Firm  
P.O. Box 1606  
Orange, CA 92668

**Interested Party**

Mr. Gerald McKenna  
32 28<sup>th</sup> Avenue  
Venice, CA 90291

**Former Attorney for Debtor**

Leonard L. Linares, Esq.  
Kimball & Linares  
1 Wilshire Blvd., Suite 2100  
Los Angeles, CA 90017

**Attorney for Interested Party**

Darren J. Devlin, Esq.  
Solomon, Grindle, Silverman & Spinella  
12555 High Bluff Drive, Suite 260  
San Diego, CA 92130

**Former Attorney for Debtor**

D. Wayne Ruby, Esq.  
Law Offices of D. Wayne Ruby  
57443 E. Geddes Avenue  
Strasburg, CO 80136

**Former Attorney for Debtor**

David M. Cohen, Esq.  
1324 N. Gilbert Street  
Anaheim, CA 92801

**Interested Party**

Mr. Wayne Scott  
22949 Ventura Blvd., #E  
Woodland Hills, CA 91364-1245

**Former Attorney for Debtor**

Mary E. Berkhoudt, Esq.  
Law Office of Dennis M. Mukai  
3435 Wilshire Blvd., Suite 1800  
Los Angeles, CA 90010

**Interested Party**

Rosendo Gonzalez, Esq.  
515 S. Figueroa St., Suite 1970  
Los Angeles, CA 90071-3301

**SERVICE LIST**

**In re: BROADWAY BUILDINGS II L.P.**

**Chapter 7 Case No. LA 98-18082-SB**

**Page 3 of 4**

**Creditor**

Miguel Cabrera  
M & S Metals  
16932 S. Broadway  
Gardena, CA 90248

**Creditor**

Franchise Tax Board  
Attn: Bankruptcy  
P.O. Box 2952  
Sacramento, CA 95812-2952

**Creditor**

Los Angeles City Clerk  
111 N. Hope Street #L68  
Los Angeles, CA 90012-2607

**Attorney for Creditor**

Robert C. Scanlon, Esq.  
Dellwo, Roberts & Scanlon  
1124 W. Riverside, #310  
Spokane, WA 99201-1106

**Attorney for Creditor**

Jed Morris, Esq.  
Lukins & Annis  
717 W. Sprague Ave.  
Spokane, WA 99201-0466

**Interested Party**

Progress Investors, Inc.  
c/o Properties One  
9 S. Washington, Suite 510  
Spokane, WA 99204

**Attorney for Creditor**

Joseph Esposito  
421 W. Riverside, Suite 960  
Spokane, WA 99201

**Creditor**

Arrowhead Management Corporation  
1034 W. Arrow Highway, #D-119  
San Dimas, CA 91773

**Creditor**

Internal Revenue Service  
Insolvency I Stop 5022  
300 N. Los Angeles St., Room 4062  
Los Angeles, CA 90012-9903

**Creditor**

Los Angeles County Tax Collector  
Bankruptcy Unit  
2615 S. Grand  
Los Angeles, CA 90007-2668

**Attorney for Creditor**

Leslie Ann Hawes, Esq.  
Frاندzel Share Robins Kaplan & Bloom  
6500 Wilshire Blvd., 17<sup>th</sup> Floor  
Los Angeles, CA 90048-4920

**Interested Party**

Andy Hawes, Esq.  
Pioneer Title Company  
8151 W. Rifleman  
Boise, ID 83704

**Interested Party**

Washington Trust Bank  
P.O. Box 1127  
Spokane, WA 99210-2121

**Attorney for Creditor**

Carolyn A. Dye, Esq.  
1925 Century Park East, Suite 1150  
Los Angeles, CA 90067-2712

**SERVICE LIST**

**In re: BROADWAY BUILDINGS II L.P.  
Chapter 7 Case No. LA 98-18082-SB  
Page 4 of 4**

**Attorney for Creditor**

Thomas J. Polis, Esq.  
Asdourian & Polis LLP  
5 Park Plaza, Suite 820  
Irvine, CA 92614-8501

**Attorney for Creditor**

John D. Munding, Esq.  
Crumb & Munding  
601 W. Riverside, Suite 1950  
Spokane, WA 99201

**Creditor**

David Chinh Ho  
Ho-Ly Enterprises  
5017 W. Roberts Drive  
Santa Ana, CA 92704-1953

**Attorney for Creditor**

San E. Vaccaro, Esq.  
Five Park Plaza, Suite 1480  
Irvine, CA 92614

**Creditor**

Ralph W. Mincks  
2317 E. South Altamont Blvd.  
Spokane, WA 99202

**Creditor**

Progress Investors Inc.  
c/o Law Offices of Theodore R. Fournier, Jr.  
11814 E. Maxwell  
Spokane, WA 99206

**Interested Party**

Gregg Jones  
Gregg Jones & Associates  
2975 E. 29<sup>th</sup> Ave.  
Spokane, WA 99223

**Attorney for Creditor**

Jeffrey E. Stockley, Esq.  
Haight, Brown & Bonesteel LLP  
1620 26<sup>th</sup> St., Suite 4000 N.  
Santa Monica, CA 90404-4013

**Creditor**

Dr. John Smith  
7710 E. Hodin Drive  
Spokane, WA 99212

**Creditor**

Dr. Robert Hayes  
11215 East 19<sup>th</sup> Ave.  
Spokane, WA 99206

**Attorney for Creditor**

Adam L. Streltzer  
Cantor & Weinshenk  
16830 Ventura Blvd., Suite 351  
Encino, CA 91436-1796

**Creditor**

Kathleen McCormick  
The Estate of John Snoddy (deceased)  
1608 S. Ash  
Spokane, WA 99203

**Creditor**

William K. Kobs  
29992 N. 78<sup>th</sup> Street  
Scottsdale, AZ 85262