



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Angie S. Lee [SBN 254018] Shawn Kahroba [SBN 270424] SHERIDAN & RUND PC 840 Apollo Street, Suite 351 El Segundo, CA 90245 Telephone: (310) 640-1200 Facsimile: (310) 640-0200 Email: Angie@SRLawyers.com Shawn@SRLawyers.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION 	
In re: JOSEPH W. DOBBINS III. Debtor(s).	CASE NO.: 2:13-16212-TD CHAPTER: 7  NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/11/2015	Time: 10:00 am
Location: 255 East Temple Street, Courtroom 1345, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/25/2015

Description of property to be sold:

Residential Real Property commonly known as 12316 Sandstone Circle, Victorville, CA 92395

Terms and conditions of sale:

The sale will be on an "as is" and "where is" basis, without any representations, warranties or recourse and is subject to Bankruptcy Court approval and overbid

Proposed sale price: \$115,000.00 Subject to Overbid

Overbid procedure (*if any*): See Attachment 1

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

March 11, 2015
10:00 am
255 East Temple Street, courtroom 1345, Los Angeles, CA 90012

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Craig Way
Seaway Properties Real Estate
28545 Old Town Front Street, Suite 203
Temecula, CA 92590
Telephone: (951) 237-7866
Facsimile: (951) 699-9999
Email: Seawayproperties@aol.com

Date: 02/10/2015

ATTACHMENT 1

In order for any party to participate in the overbid procedure regarding the property concerning the single family residence located at 12316 Sandstone Circle, Victorville, California ("Property"), the Trustee requests that the parties comply with the following provisions:

- a. In order for any person or entity to qualify to bid on the Property at the hearing on this Motion, they must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process.
- b. Each party participating in the overbid process (including the Debtor, but not including the Buyer) must deliver to the Trustee at the hearing on the Motion a cashier's check in the amount of \$3,000.00, payable to Jason M. Rund, Trustee. If the bidder is successful, the \$3,000.00 shall be a deposit on the purchase, but will be forfeited if the bidder does not timely close the sale. If the bidder is not successful, the \$3,000.00 will be returned to the bidder.
- c. Any bidder must provide evidence of pre-approved financing from a lender (not a pre-qualification subject to conditions) or available cash in an amount necessary to consummate the sale at the time of hearing. Such evidence must be satisfactory to the Trustee in his sole discretion.
- d. Subject to court approval, the Trustee is recommending that minimum initial overbid amount shall be \$1,000.00. Each successive overbid shall be in such amount as the Court, in its discretion, determines to be sufficient.
- e. All overbids must be on the same terms and conditions as the offer accepted from Buyer, other than price.

**IN THE EVENT THAT ANY BUYER FAILS TO PERFORM, THE
DEPOSIT MADE AT THE TIME OF HEARING WILL BE FORFEITED.
ALL SALES ARE ON AN AS-IS, WHERE-IS BASIS, WITHOUT
REPRESENTATIONS, WARRANTIES OR RECOURSE.**

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:

SHERIDAN & RUND
840 Apollo Street, Suite 351
El Segundo, CA 90245

A true and correct copy of the foregoing document entitled (*specify*): 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 stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On February 10, 2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee (LA), ustpregion16.la.ecf@usdoj.gov
Chapter 7 Trustee: Jason M. Rund, trustee@srllawyers.com, jrund@ecf.epiqsystems.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) February 10, 2015, I served the following persons and/or entities at the last known addresses 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 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.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on February 10, 2015, I served the following persons and/or entities by personal delivery, overnight mail service, 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, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via American Legal Support Services:

Judge's Copy: Honorable Thomas B. Donovan, United States Bankruptcy Judge, United States Bankruptcy Court, Bin outside Suite 1352, 255 Temple Street, Los Angeles, CA 90012

☐ Service information continued on attached page

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

February 10, 2015
Date

Laura Gitnick
Printed Name

/s/ Laura Gitnick
Signature

SERVICE LIST

1 Debtor
Joseph W Dobbins III
2 1201 N La Brea Ave # 33
Inglewood, CA 90302
3
4 Buyer
Rene Ortiz
PO Box 12014
5 Newport Beach, California 92658
6 Buyer's Broker
Rene Ortiz
7 REI Capital
PO Box 347
8 Covina, California 91723
9 All Creditors of the Estate
Bank of America
10 P O BOX 8659
Wilmington DE 92354
11
California Credit Union
12 c/o Legal Department
701 N Brand Blvd 7th Fl
13 Glendale, CA 91203-1218
14 California Credit Union
Johana Diaz, Manager
15 701 N Brand Blvd., 7th floor
Glendale CA 91203-1218
16
FRANCHISE TAX BOARD
17 BANKRUPTCY SECTION MS A340
PO BOX 2952
18 SACRAMENTO CA 95812-2952
19 MOBIL LOAN
6130 ELTON AV #386
20 LAS VEGAS NV 89107-2538
21 Phyllis Martinez
630 E. 115th Terrace
22 Kansas City MO 64131-3815
23 WELLS FARGO BANK
POB 3488
24 PORTLAND OR 97208-3488

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