

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Karen L. Grant, Esq. State Bar No. 122084 Law Offices of Karen L. Grant 924 Anacapa Street, Suite 1M Santa Barbara, CA 93101 (805) 962-4413 (805) 568-1641 FAX kgrant@silcom.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

<p>In re:</p> <p>Rancho Arroyo Grande LLC, a California Limited Liability Company,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 9:15-bk-12171-PC CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 09/07/2016</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> 1415 State Street, Santa Barbara, CA Ctrm 201</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 08/24/2016

**Description of property to be sold:**

Personal Property assets as identified in Attachment "1" under Ruffoni Offer

**Terms and conditions of sale:**

Personal property will be sold as-is, where-is, with no representations or warranties, free and clear of liens and interests.

**Proposed sale price:** \$ 13,600.00

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** See Attachment "2"

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

September 7, 2016 at 10:00 a.m.  
United States Bankruptcy court  
1415 State Street, Ctr 201  
Santa Barbara, CA 93101

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

Karen L. Grant, Esq. State Bar No. 122084  
Law Offices of Karen L. Grant  
924 Anacapa Street, Suite 1M  
Santa Barbara, CA 93101  
(805) 962-4413  
(805) 568-1641 FAX  
kgrant@silcom.com

Date: 08/11/2016

11-Aug-16		Age/Yr		Est or Cost Basis		Liquidated FMV		Bettenell Offer		Ruffoni Offer		Minimum Selling Price	
Rancho Arroyo Grande Equipment & Inventory Asset List													
11-Aug-16													
Horses													
Equestrian													
Saddles & Gear													
2008													
Administrative Equipment													
Avaya Phone System													
40,41, 207, 76		2007/2008		16,512		1,000							
16,17, 18, 19, 20		2007/2008		94,263		20,000						500	
21, 22, 23, 24, 25, 80												5,000	
Desks: 7													
File Cabinets: 8													
Chairs: 21													
Sofas: 2													
Nightstands: 7													
Bookcases: 4													
Small Tables: 2													
Armchairs: 4													
Glass Table & 10 Chairs													
Farm Equipment													
Kubota Hay Tractor													
7		1983		16,473		5,000							
8		2000		25,479		10,000						2,500	
9		2001		3,294		500						300	
New Holland TN90F Tractor													
Bird Net Retriever													
10		1974		8,786		2,500						15	
International 4x4 Harvester Tractor													
AIM Vine Trimmer													
11		2002		3,295		1,000						2,500	
Frost & Reservoir Pumps:													
12		1998		30,750		10,000						500	
Cummins 68TC Irrigation Pump													
13		1999											
Cummins 855 Bear Lake Frost Pump													
14		1998											
Cummins 899C Irrigation Pump													
15		1999											
Cummins 855 Frost Pump (Zetefino)													
16		1998											
Cummins Reservoir Pump (Coquina)													
17		1998		7,687		2,500							
ASV -Point Spray Tanks & Boom													
18		2008		5,395		1,500		2,000				1,500	
2008 Honda ATV VIN#0109													
19		2008		5,395		1,500		2,000				1,500	
2008 Honda ATV VIN#4433													
20		2008		5,395		1,500		2,000				1,500	
2008 Honda ATV VIN#4380													
21		2008		5,395		1,500		2,000				1,500	
2008 Kubota RTV VIN#80860													
22		2008		11,219		2,500		2,800				2,500	
2008 Kubota RTV VIN#80878													
23		2008		11,219		2,500		2,800				2,500	
2008 Kubota RTV VIN#85898													
24		2008		11,219		2,500		2,800				2,500	
2008 Kubota RTV VIN#80878													
25		2008		11,219		2,500		2,800				2,500	
2008 Kubota RTV VIN#85898													
26		2008		8,155		2,000						500	
2008 Honda Flail Mower #VT30008048													
27		2008		8,155		2,000						500	
2008 Honda ATV VIN#0450													
28		2008		6,477		1,000		1,800				90	
2008 Honda ATV VIN#0450													

ATTACHMENT "1"





Rancho Arroyo Grande				ATTACHMENT "1"							
Equipment & Inventory Asset List											
11-Aug-16											
		Age/Yr Of Purchase	Est or Cost Basis	Liquidated FMV	Betteneil Offer	Ruffoni Offer	Minimum Selling Price				
	Lighting & Fixtures in Trailer	2008	50,000	10,000			1,000				
	Flooring & Scaffolding	2008	100,000	10,000			1,000				
	Total		\$ 1,378,396	\$ 329,050	\$ 40,500	\$ 13,600	\$ 87,445				

ATTACHMENT "2"

OVERBID PROCEDURES

Any party wishing to overbid on the Bettinelli Sale Property or Ruffoni Sale Property shall submit an initial written overbid to Debtor's counsel at least 48 hours prior to the hearing on this motion.

Any party wishing to bid on the Remaining Property should appear at the hearing on the Motion. The bidding for the Remaining Property at the hearing will not be subject to the "Minimum Selling Price" but may be accepted or rejected by the Debtor.

This sale of the Bettinelli Sale Property and Ruffoni Sale Property shall be on the same terms and for the same property as the proposed sales as reflected in Exhibits "A" and "B".

The First Minimum Overbid (subject to court approval) for the Bettinelli Sale Property shall be \$41,000, with subsequent overbid intervals as fixed by the court.

The First Minimum Overbid (subject to court approval) for the Ruffoni Sale Property shall be \$14,000, with subsequent overbid intervals as fixed by court.

Successful over bidders to the purchase under the proposed sales shall deliver to Debtor's counsel within twenty-four (24) hours of the entry of the order approving the sale a certified check or wire transfer, or at such other date and location agreed to by the parties. Should the Successful over bidders fail to deliver such funds within the time agreed upon, the Debtor is authorized to sell to the next highest bidder for the property.

### 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: 924 Anacapa Street, Suite 1M, Santa Barbara, CA 93101

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 (date) 8/12/2016, 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:

- Marc Andrews bankruptcyls@wellsfargo.com, andrewma@wellsfargo.com
- Simon Aron saron@wrslawyers.com
- Jennifer Witherell Crastz jcrastz@hemar-rousso.com
- Brian D Fittipaldi brian.fittipaldi@usdoj.gov
- Karen L Grant kgrant@silcom.com
- Carissa N Horowitz carissa@beallandburkhardt.com, artyc@aol.com;castlesb@aol.com
- Elsa M Horowitz ehorowitz@wrslawyers.com, aparisi@wrslawyers.com
- J. Alexandra Rhim arhim@hemar-rousso.com
- United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 8/12/2016, 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 (date) 8/12/16, 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.

Honorable Peter H. Carroll (Via Hand Delivery)  
1415 State Street  
Santa Barbara, CA 93101

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.

08/12/2016  
Date

Karen L. Grant  
Printed Name

[Signature]  
Signature

Rancho Arroyo Grande LLC  
217-G Stearns Wharf  
Santa Barbara, CA 93101-3582

Main Document Ruffalo Group & Management LLC  
591 Hi Mountain Rd.  
Arroyo Grande, CA 93420-4990

Christopher J & Ann W. Conway  
1530 Roble Drive  
Santa Barbara, CA 93110-2442

Delta Liquid Energy  
P.O. Box 5230  
Santa Maria, CA 93456-5230

Tom McGuire  
Farm Credit West, PCA  
175 Cow Meadow Place  
Paso Robles, CA 93446

Padre Associates, Inc.  
1861 Knoll Drive  
Ventura, CA 93003-7348

Wells Fargo Bank NA  
Attn: Bankruptcy Dept. MAC#D3347-014  
3476 Stateview Blvd.  
Fort Mill, SC 29715-7203

Department of Motor Vehicles  
P.O. Box 942897  
Sacramento, CA 94297-0897

United Security Investors  
301 N. Canon Dr. Suite 207  
Beverly Hills, CA 90210-4726

Sean Addison Pool and Spa Inc.  
P.O. box 552  
Arroyo Grande, CA 93420-4990

James P. Erb, CPA  
San Luis Obispo County Tax Collector  
1055 Monterey St. Rm D-290  
San Luis Obispo CA 93408-1003

All Seasons Landscaping  
P.O. Box 5256  
San Luis Obispo, CA 93403-5256

Harry E. Hagen  
Santa Barbara Tax Collector  
105 E. Anapamu St. Rm 109  
Santa Barbara, CA 93101

Conway Vineyards Inc.  
217-G Stearns Wharf  
Santa Barbara, CA 93101-3582

Diamond West Farming Co Inc.  
P.O. Box 401  
Kerman, CA 93630-0401

Wells Fargo Bank, NA  
21680 Gateway Center Drive #160  
Diamond Bar, CA 91765-2456

JSI Servicing Inc.  
1595 Wilshire Blvd, Suite 7088  
Beverly Hills, CA 90212-2507

United Security Investors  
301 N. Canon Dr. Suite 207  
Beverly Hills CA 90210-4726

Andy and Becca Mora  
91 Hi Mountain Road  
Arroyo Grande, CA 93420-4990