

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Lynda T. Bui, Trustee 3750 University Ave., Ste. 670 Riverside, CA 92501 Telephone: (951) 275-9300 Facsimile: (951) 275-9303 Email: trustee.bui@shbllp.com Chapter 7 Trustee <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: LUIS A. DOMINGUEZ and LYDIA DOMINGUEZ, Debtor(s).	CASE NO.: 6:09-bk-36284-WJ CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 09/30/2014	Time: 10:30 am
Location: Courtroom 302, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/16/2014

Description of property to be sold: The Bankruptcy Estate's rights, title and interest in the real property located at 1972 W. Westwind Street, Colton, CA 92324

Terms and conditions of sale: Subject to all existing liens, claims, encumbrances, charges and interests, for a purchase price of \$8,000, subject to the Bidding Procedures described in the attached.

Proposed sale price: \$ 8,000.00

Overbid procedure (if any): Initial bid amount of at least \$2,000 over the purchase price offered by Buyer. Minimum bid increments thereafter shall be \$1,000. Overbids must be received by the Trustee by no later than September 29, 2014. Bid must be accompanied by a \$1,000 Overbidder Deposit. SEE ATTACHED FOR MORE INFORMATION.

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

Property to be sold subject to all existing liens, claims,
encumbrances, charges and interests.
Hearing date is September 30, 2014 at 10:30 a.m.
U.S. Bankruptcy Court
3420 Twelfth Street
Riverside, CA 92501

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

Lynda T. Bui, Chapter 7 Trustee
3750 University Ave., Ste. 670
Riverside, CA 92501
Telephone: (951) 275-9300
Facsimile: (951) 275-9303
Fax: (949) 340-3000
Email: trustee.bui@shbllp.com

Date: 09/09/2014

**ATTACHMENT TO NOTICE
OF SALE OF ESTATE PROPERTY**

In re Luis A. Dominguez and Lydia Dominguez
Case No. 6:09-bk-36284-WJ

Attachment to Notice of Sale of Estate Property:

I. INTRODUCTION

Lynda T. Bui ("Trustee"), the Chapter 7 trustee for the bankruptcy estate ("Estate") of Luis A. Dominguez and Lydia Dominguez ("Debtors"), has filed a Motion for Order: (1) Approving the Sale of the Estate's Rights, Title and Interests in Certain Real Property Subject to All Existing Liens, Claims, Encumbrances, Charges and Interests Pursuant to Bankruptcy Code § 363(b) and Subject to Overbids, Combined With Notice of Bidding Procedures and Request for Approval of Bidding Procedures Utilized; and (2) Granting Related Relief ("Sale Motion").

As set forth below, the Trustee has received an offer from LVSD, LLC, a California limited liability company ("Buyer") to purchase the Estate's rights, title and interest in the real property located at 1972 W. Westwind Street, Colton, California ("Property"), for \$8,000.00, subject to all existing liens, claims, interests and encumbrances and subject to the Bidding Procedures (defined below).

The Property has been listed on the Multiple Listing Service since January 2013. While multiple inquiries have been received and two offers having been submitted, due to the amount of liens and encumbrances impacting the Property, the offers received required the sale to be accomplished through a short sale transaction approved by the lender. The Trustee was unable to obtain short sale approval from the secured lender and thus, the Trustee has not been able to close on any short sale of the Property that would have provided for a carve-out for the Estate and pay a recovery to general unsecured claims. As of the date of this Motion, the secured lender has not sought relief from the automatic stay to continue its efforts to foreclose on the Property.

Through the sale, the Trustee is expected to generate proceeds of \$8,000 for the benefit of the Estate and its creditors. Further, in the event the purchase price is increased by a successful overbid, the estimated net proceeds will increase and provide greater distribution to creditors. Therefore, the Trustee believes that good cause exists

1 to grant the Sale Motion so the Trustee does not lose this favorable business
2 opportunity.

3 **II. RELEVANT FACTS**

4 **A. Case Commencement**

5 The Debtors commenced this bankruptcy case under Chapter 13 by filing a
6 Voluntary Petition on October 30, 2009. The Debtors' case was converted to Chapter 7
7 on December 5, 2012.

8 Lynda T. Bui is the duly appointed, qualified and acting Chapter 7 trustee for the
9 Debtors' Estate.

10 **B. Claims Against the Estate**

11 The last day to file proof of claims in this case was August 12, 2013. The Court's
12 Claims Register indicates there have been twelve claims filed totaling \$1,181,523.43,
13 consisting of secured claims of \$1,071,551.08, priority claims of \$7,181.87 and general
14 unsecured claims of \$102,790.48. However, due to payments made by the Chapter 13
15 trustee, and pursuant to Court Order entered August 6, 2014 (docket number 97), the
16 total unsecured claims have been reduced to approximately \$93,111.09.

17 **C. The Property**

18 An asset of the Estate is the Debtors' interest in the Property. The Property is
19 legally described as stated in the Preliminary Title Report dated June 16, 2014, a true
20 and correct copy of which is attached as Exhibit "1" to the Declaration of Lynda T. Bui
21 ("Bui Declaration") annexed to the Sale Motion.

22 According to the Debtors' Bankruptcy Schedules, the Property has a fair market
23 value of \$130,000.00 and is subject to a mortgage in favor of Bank of America in the
24 approximate amount of \$298,345.00. A true and correct copy of the Debtors'
25 bankruptcy schedules A and D are attached as Exhibit "2" to the Bui Declaration
26 annexed to the Sale Motion.

27 The Debtors have not claimed an exemption in the Property and the Property is
28 not listed as being the Debtors' residence.

The Trustee is informed that there is a tenant currently residing at the Property pursuant to a rental agreement entered into between the tenant and Debtor Lydia Dominguez in September 2009 for \$800 per month. The tenant has not paid rent on the Property since March 2013 and there is currently past due rent owed by the tenant of approximately \$14,400.

The following chart summarizes the liens and encumbrances impacting the Property as reflected on the Court's Claims Register for this case:

<u>Creditor/Claim Number</u>	<u>Date Claim Filed and Claim Amount</u>
Claim 4 Wells Fargo Bank, N.A.	Claim filed December 2, 2009 Secured claim for \$55,521.34
Claim 7 BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP	Claim filed December 23, 2009 Secured claim for \$321,204.19

The foregoing claims will not be paid as the Estate's rights, title and interests in the Property, subject to all existing liens, claims, encumbrances, charges and interests will have been sold as contemplated herein.

D. Employment of Real Estate Broker and Marketing Efforts for the Property

On March 14, 2013, the Trustee filed an application to employ Kristian Peter of San Diego REO Specials as her real estate broker ("Broker") ("Employment Application") (docket number 68) to assist her with effectively listing and marketing the Property for sale, as well as negotiating a short sale with the secured lender and sale price to prospective buyers to provide a benefit to the Estate. The Employment Application was approved pursuant to Court order entered on April 18, 2013 (docket number 71).

1 The Estate does not have the funds to obtain a formal written appraisal for the
2 estimated value of the Property. On their Schedule A (docket number 1), the Debtors
3 valued the Property at \$130,000.00.

4 The Broker has more than ten years of experience in the sale of real property as
5 well as property valuations and is familiar with valuing real property in today's economic
6 environment. The Broker inspected the Property and determined that the value of the
7 Property was substantially less than the liens impacting the Property and that any sale
8 of the Property would need to be accomplished through a short sale transaction
9 approved by the secured party.

10 The Trustee believes that the proposed sale of the Estate's interests in the
11 Property will be for the most value the Estate can hope to accomplish given the
12 underwater status of the Property and given that the Buyer will be taking possession of
13 the Property subject to all existing liens, claims, encumbrances, charges and interests.
14 Further, given that the sale is subject to overbids, it is anticipated that the Trustee will
15 receive the best and highest value for the Estate's interest in the Property and therefore
16 the proposed sale price is fair and reasonable.

17 **E. The Proposed Treatment of the Liens and Encumbrances Against the**
18 **Property**

19 The liens and encumbrances impacting the Property are summarized above and
20 detailed in the Title Report attached as Exhibit "1" to the Bui Declaration annexed to the
21 Sale Motion. The sale of the Property shall be subject to all existing liens, claims,
22 encumbrances, charges and interests. As such, secured parties will receive no
23 payments through escrow on the sale of the Estate's rights, title and interests in the
24 Property.

25 **F. Summary of the Purchase Offer and Summary of the Sale Terms**

26 The Buyer has offered to purchase the Estate's rights, title and interest in the
27 Property for \$8,000.00, subject to the Bidding Procedures (defined below). The
28 purchase price includes a deposit of \$1,000. A true and correct copy of the Purchase

and Sale Agreement ("Agreement") is attached as Exhibit "3" to the Bui Declaration annexed to the Sale Motion.

A summary of the Agreement's terms and highlights are discussed below, but the summary and discussion are not meant to be a complete review of every provision of the Agreement. The Agreement itself is the legally binding document the Trustee seeks approval of, and in the event of any inconsistency between the terms, provisions, or effect of the Agreement and the description of it in these pleadings, the Agreement alone shall govern and not these pleadings or the descriptions herein.

In summary, the principal terms of the sale of the Property shall be as follows (the Trustee is referred to at times as the "Seller" in the following summary):

Buyer:	LVSD, LLC, a California limited liability company Attn Rosemary Rocha 5075 Biltmore Street San Diego, CA 92117
Purchase Price:	\$8,000, subject to the Bidding Procedures set forth below. Purchase price includes \$1,000 deposit; balance of purchase price, or an amount as increased by a successful overbid, is to be paid in cash upon closing of escrow.
Escrow Holder:	Shulman Hodges & Bastian LLP 8105 Irvine Center Drive, Suite 600 Irvine, CA 92618
Escrow, Title and Other Costs:	The Buyer shall bear the cost of all deed recording fees, settlement fees, tax certificates, title charges, notary fees, documentary transfer fees and any other taxes imposed as a result of the transfer of the title to the Property to the Buyer. In other words, the Estate will pay no costs of sale, escrow fees and/or real estate commissions connection with the sale transaction. In addition, no real property taxes and city liens, if any, will be paid by the Estate through the sale.
Disclosure or Warranty	As the Seller is a federal bankruptcy trustee, notwithstanding that the Agreement contains disclosure or warranty provisions, there will be no warranties or disclosures made concerning the Property.

<p>1 "As-Is" Sale</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p>	<p>The Buyer acknowledges that it is purchasing the Property from the Seller on an "AS IS - WHERE IS" basis without representations or warranties of any kind, express or implied, being given by the Seller, concerning the value, condition or fitness of purpose for any use thereof. The Seller/Trustee does not warrant or represent the Property's compliance with any applicable federal, state or local environmental laws, zoning laws or applicable regulations. The Buyer shall agree that as of the Closing, the Buyer is acquiring the Property on an "as-is, where-is and with all faults" condition then existing on the Property, including any hazardous substances or hazardous waste" (as defined below) that may be located on, under or around any of the Property, whether known or unknown, and Buyer shall assume all responsibilities for all such faults and conditions, whether disclosed or not. The Buyer represents and warrants that it is purchasing the Property as a result of its own investigations and is not buying the Property pursuant to any representation made by any broker, agent, accountant, attorney or employee acting at the direction or on behalf of the Seller. The Buyer acknowledges that the Buyer has inspected the Property, and Buyer forever waives, for itself, and its successors and assigns, any and all claims against the Debtors, the Debtors' Estate, Lynda T. Bui, as the Trustee of the Estate and in her individual capacity, and her attorneys, agents, and employees, arising or which might otherwise arise in the future concerning the Property. "Hazardous materials" as used in this Agreement, is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, the United States government due to its toxicity, corrosiveness, reactivity or risk to public health and/or safety, including, without limitation, petroleum or petroleum products or any distillate thereof, PCB's and asbestos.</p>
<p>15 Bankruptcy Court Approval</p> <p>16</p> <p>17</p> <p>18</p>	<p>The Agreement is unenforceable and of no legal effect, unless and until approved by the Bankruptcy Court. Any and all sale of the Property is subject to overbid at the time of the hearing on the Sale Motion. If the Buyer is overbid at the auction in the Bankruptcy Court, the Buyer agrees to release the Seller from any and all obligations under the Agreement other than the return of any deposits made by the Buyer.</p>
<p>19 Real Estate Agent Commission</p>	<p>No real estate commissions will be paid through the sale transaction.</p>
<p>20 Jurisdiction of the Bankruptcy Court</p> <p>21</p>	<p>Any and all disputes in connection with the Agreement are subject to the exclusive jurisdiction and venue of the United States Bankruptcy Court hearing in the Bankruptcy Case in Riverside, California.</p>
<p>22 Sale Subject to Overbidding</p> <p>23</p>	<p>The sale of the Property is subject to the Bidding Procedures described below.</p>

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1 **G. Notice of Bidding Procedures**

2 The Trustee has determined that it would benefit the Estate to permit all
3 interested parties to receive information and bid for the Property instead of selling to the
4 Buyer on an exclusive basis. Accordingly, in order to obtain the highest and best offer
5 for the benefit of the creditors of this Estate, the Trustee also seeks Court approval of
6 the following bidding procedures ("Bidding Procedures"):

7 • Potential overbidders must bid an initial amount of at least \$2,000 over the
8 purchase price offered for the Property by the Buyer. Minimum bid increments
thereafter shall be \$1,000.

9 • Overbids must be in writing and be received by the Trustee by no later
than one business day prior to the hearing on the Sale Motion.

10 • Overbids must be accompanied by a deposit ("Overbidder Deposit") in the
11 form of certified funds in the amount of at least One Thousand Dollars (\$1,000) payable
to "Lynda T. Bui, Chapter 7 Trustee".

12 • The overbidder must also provide evidence of having sufficient specifically
13 committed funds to complete the transaction or a lending commitment for the bid
14 amount and such other documentation relevant to the bidder's ability to qualify as the
purchaser of Property and ability to close the sale and immediately and unconditionally
pay the winning bid purchase price at closing.

15 • The overbidder must seek to acquire the Property on terms and conditions
16 not less favorable to the Estate than the terms and conditions to which the Buyer has
17 agreed to purchase the Property, including but not limited to completing any due
diligence by the same deadline as imposed on the Buyer and closing on the sale of the
18 Property in the same time parameters as the Buyer. For the purposes of bidding, all-
cash consideration shall be favored by the Trustee.

19 • If overbids are received, the final bidding round for the Property shall be
20 held at the hearing on the Sale Motion in order to allow all potential bidders the
opportunity to overbid and purchase the Property. At the final bidding round to be
21 conducted before the Court, the Trustee will seek entry of an order, inter alia,
authorizing and approving the sale of the Property to the bidder who the Trustee, in the
22 exercise of her business judgment, may determine to have made the highest and best
offer to purchase the Properties, consistent with the Bidding Procedures ("Successful
Bidder"). The hearing on the Sale Motion may be adjourned or rescheduled without
23 notice other than by an announcement of the adjourned date at the hearing on the Sale
Motion. Seller shall provide Buyer's counsel with any and all notices regarding the
24 hearing on Sale Motion, including any adjournments, rescheduling, or continuances that
may be granted.

25 • In the event Successful Bidder fails to close on the sale of the Property
26 within the time parameters approved by the Court, the Trustee shall retain the
Successful Bidder's Deposit and will be released from her obligation to sell the Property
27 to the Successful Bidder and the Trustee may then sell the Property to the first back-up
bidder approved by the Court at the hearing on the Sale Motion ("First Back-Up
28 Bidder").

1 • In the event First Back-Up Bidder fails to close on the sale of the Property
2 within the time parameters approved by the Court, the Trustee shall retain the First
3 Back-Up Bidder's Deposit and will be released from her obligation to sell the Property to
4 the First Back-Up Bidder and the Trustee may then sell the Property to the second
5 back-up bidder approved by the Court at the hearing on the Sale Motion.

6 **H. Discussion Regarding Overbids**

7 The Trustee is proposing the sale of the Property to be subject to the Bidding
8 Procedures. The Bidding Procedures will be provided to all creditors and any potential
9 bidders or parties who have shown an interest in the Property. In addition, a Notice of
10 Sale of Estate Property will be filed with the Court for posting on the Court's website
11 under the link "Current Notices of Sales", thereby giving notice to additional potential
12 interested parties. Based on the foregoing, the Trustee believes that under the
13 circumstances of this case, the Property will have been appropriately marketed for
14 bidding.

15 **I. Costs of Sale**

16 The Buyer shall bear the cost of all deed recording fees, settlement fees, tax
17 certificates, title charges, notary fees, documentary transfer fees and any other taxes
18 imposed as a result of the transfer of the title to the Property to the Buyer. In other
19 words, the Estate will pay no costs of sale, escrow fees and/or real estate commissions
20 connection with the sale transaction. In addition, no real property taxes and city liens, if
21 any, will be paid by the Estate through the sale.

22 **J. Tax Consequences**

23 The Property is being sold for less than the fair market value. Although it is
24 anticipated there will not be any capital gains tax consequences, at this time, the
25 Trustee does not know what the capital gains taxes liability will be, if any, generated by
26 the sale. In the event that there is any tax liability generated from the sale transaction
27 that is a liability of the Estate, it is anticipated that such taxes will be paid from the
28 proceeds of the sale.

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1 **K. The Sale Will Be Subject to All Existing Liens, Claims, Encumbrances,**
2 **Charges and Interests**

3 The Property will be sold subject to all existing liens, claims encumbrances,
4 charges and interests impacting the Property. The Property shall be delivered to the
5 Buyer by a quitclaim deed.

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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: **8105 Irvine Center Drive, Suite 600, Irvine, California 92618**

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*) **September 9, 2014**, 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:

- **Lynda T. Bui (TR)** trustee.bui@shblp.com, C115@ecfbis.com *Chapter 7 Trustee*
- **Arturo M Cisneros** arturo@mclaw.org *Attorneys for Wells Fargo Bank, N.A. successor*
- **Mark Domeyer** mdomeyer@mileslegal.com *Courtesy NEF Interested Party*
- **David F Makkabi** cmartin@pprlaw.net *Courtesy NEF Interested Party*
- **Raymond F Moats** colcaecf@weltman.com *Attorney for KeyBank National Association*
- **Ramesh Singh** claims@recoverycorp.com *Courtesy NEF Interested Party*
- **Brian H Tran** btran@mileslegal.com *NEF Interested Party*
- **United States Trustee (RS)** ustpregion16.rs.ecf@usdoj.gov *Office of the United States Trustee*
- **William E Windham** ezforms@sbcglobal.net *Attorney for the Debtors*

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **September 9, 2014**, 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*) **September 9, 2014**, 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.

Judge's Copy (via Messenger): U.S. Bankruptcy Court; Attn: Honorable Wayne E. Johnson; 3420 Twelfth Street, bin outside of Courtroom 302, Riverside, CA 92501-3819

☐ 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.

September 9, 2014
Date

Erlanna Lohayza
Printed Name

/s/ Erlanna Lohayza
Signature

EMAIL SERVICE LIST

Interested Party

Arnie Barajas
Email: arniebarajas@gmail.com

Interested Party

Southwest California Properties LLC
c/o Alvin Benipayo
Email: century21alvin@gmail.com

U.S. MAIL SERVICE LIST

Buyer

LVSD, LLC, a California limited liability company
Attn Rosemary Rocha
5075 Biltmore Street
San Diego, CA 92117

DEBTOR

LUIS A DOMINGUEZ
18281 LAGUNA PL
FONTANA, CA 92336

DEBTOR

LYDIA DOMINGUEZ
18281 LAGUNA PL
FONTANA, CA 92336

ATTORNEY FOR THE DEBTORS

WILLIAM E WINDHAM
LAW OFFICES OF WILLIAM E.
WINDHAM
308 N RIVERSIDE AVE., #2E
RIALTO, CA 92376

INTERESTED PARTY

UNITED STATES TRUSTEE (RS)
3801 UNIVERSITY AVENUE,
SUITE 720
RIVERSIDE, CA 92501-3200

COURT NOTICE MATRIX

JPMORGAN CHASE BANK, N.A.
SUCCESSOR BY MERGER TO
CHASE HOME FINANCE LLC
MAIL CODE LA4-5555 - 700
KANSAS LANE
MONROE, LA 71203

COURT NOTICE MATRIX

WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER TO
WELLS FARGO BANK
SOUTHWEST, N.A., FKA
WACHOVIA MORTGAGE, FSB, FKA
WORLD SAVINGS BANK, FSB
MALCOLM CISNEROS
A LAW CORPORATION
2112 BUSINESS CENTER DR.
IRVINE, CA 92612

COURT NOTICE MATRIX

BAC HOME LOANS SERVICING,
LP
FKA COUNTRYWIDE HOME
LOANS SERVICING, LP
400 COUNTRYWIDE WAY
SIMI VALLEY, CA 93065

COURT NOTICE MATRIX

BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS
SERVICING, LP
400 NATIONAL WAY
SIMI VALLEY, CA 93065-6414

COURT NOTICE MATRIX

BANK OF AMERICA
BOX 15026
WILMINGTON, DE 19850-5026

COURT NOTICE MATRIX

BANK OF AMERICA HOME
LOANS
BOX 5170
SIMI VALLEY, CA 93062-5170

COURT NOTICE MATRIX

BANK OF AMERICA N.A. ET AL
C/O PROBER & RAPHAEL, A LAW
CORPORATION
PO BOX 4365
WOODLAND HILLS, CA 91365-4365

COURT NOTICE MATRIX

CHASE HOME FINANCE, LLC
3415 VISION DRIVE
COLUMBUS, OH 43219-6009

COURT NOTICE MATRIX

CAPITAL ONE
BOX 30285
SALT LAKE CITY, UT 84130-0285

COURT NOTICE MATRIX

CAPITAL ONE BANK (USA), N.A.
BY AMERICAN INFOSOURCE LP
AS AGENT
PO BOX 71083
CHARLOTTE, NC 28272-1083

COURT NOTICE MATRIX

CHASE
BOX 15298
WILMINGTON, DE 19850-5298

COURT NOTICE MATRIX

FIA CARD SERVICES, NA AS
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NA AND MBNA
AMERICA BAN
1000 SAMOSET DRIVE
DE5-023-03-03
NEWARK, DE 19713

COURT NOTICE MATRIX

IRS
1973 N. RULON WHITE BLVD
OGDEN, UT 84201-0021

COURT NOTICE MATRIX

JPMORGAN CHASE BANK, N.A.
CHASE RECORDS CENTER
MAIL CODE LA4-5555 - 700
KANSAS LANE
MONROE, LA 71203

COURT NOTICE MATRIX

KEYBANK
POB 94968
CLEVELAND, OH 44101

COURT NOTICE MATRIX

KEYBANK
BOX 94620
CLEVELAND, OH 44101-4620

COURT NOTICE MATRIX

SAN BERNARDINO COMMUNITY
COLLEGE
C/O NOEMI ELIZALDE
114 S DEL ROSA DR
SAN BERNARDINO, CA 92408-
0108

COURT NOTICE MATRIX

WACHOVIA MORTGAGE
BOX 659558
SAN ANTONIO, TX 78265-9558

COURT NOTICE MATRIX

WELLS FARGO BANK, N.A.
HOME EQUITY GROUP
X2303-01A
1 HOME CAMPUS
DES MOINES, IA 50328-0001

COURT NOTICE MATRIX

WELLS FARGO BANK, N.A.
P. O. BOX 14469 MAC X2303-01A
DES MOINES, IA 50306-9655

COURT NOTICE MATRIX

WELLS FARGO MORTGAGE
BOX 4233
PORTLAND, OR 97208

COURT NOTICE MATRIX

ECAST SETTLEMENT
CORPORATION
POB 29262
NEW YORK, NY 10087-9262

COURT NOTICE MATRIX

INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY
OPERATIONS
PO BOX 7346
PHILADELPHIA, PA 19101-7346

NOTICE PURPOSES

CALIFORNIA FRANCHISE TAX
BOARD
BANKRUPTCY SECTION, MS: A-340
PO BOX 2952
SACRAMENTO, CA 95812-2952

RETURNED MAIL

NO ADDRESS

COURT NOTICE MATRIX

KEYBANK NATIONAL
ASSOCIATION

7.15.13 UTF

ATTORNEY FOR THE DEBTORS

WILLIAM E WINDHAM
5051 CANYON CREST DR #202
RIVERSIDE, CA 92507

7.15.13 RTS/UTF

COURT NOTICE MATRIX

BAC HOME LOANS SERVICING,
L.P.
1665 SCENIC AVE STE 200
COSTA MESA, CA 92626

7/15/13 RTS/NSN

COURT NOTICE MATRIX

IRS/ SPECIAL PROCEEDURES
BOX 30213
LAGUNA NIGUEL, CA 92607-
0213

NOT DELIVERABLE AS

ADDRESSED

COURT NOTICE MATRIX

CHASE MORTGAGE
BOX 78116
PHOENIX, AZ 85062-8420