

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wgllp.com Reem J. Bello, State Bar No. 198840 rbello@wgllp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Howard B. Grobstein</p>	<p>FOR COURT USE ONLY</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re: ALEX FRANCO,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:12-bk-29229-SC CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
-----------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

<p>Sale Date: 06/18/2014</p>	<p>Time: 11:00 am</p>
<p>Location: Video Hearing Room 126, United States Bankruptcy Court, 3420 Twelfth Street, Riverside, California 92501</p>	

Type of Sale: Public Private **Last date to file objections:** 06/04/2014

Description of property to be sold: All of the Estate's right, title and interest in real property located at 1411 Scenic Court, Perris, California 92571.

Terms and conditions of sale: Sale is as is, where is, with all faults, without warranty or recourse but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. Sections 363(b) and (f). The sale is subject to Bankruptcy Court approval and overbids.

Proposed sale price: \$ 263,500.00

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): Please see attached description of overbid procedures.

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

June 18, 2014 at 11:00 a.m., Video Hearing Room 126
United States Bankruptcy Court
3420 Twelfth Street, Riverside, CA 92501

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

Reem J. Bello, Esq.
Weiland, Golden, Smiley, Wang Ekvall & Strok, LLP
650 Town Center Drive, Suite 950
Costa Mesa, CA 92626
Tel: (714) 966-1000 Fax: (714) 966-1002

Date: 05/28/2014

THE OVERBID PROCEDURES

The procedures governing the submission of competing offers or overbids are as follows:¹

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$270,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached as Exhibit "6";
 - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit for each property in the amount of \$25,000.00 (the "Overbid Deposit") payable to Howard B. Grobstein, Chapter 7 Trustee for the Bankruptcy Estate of Alex Franco, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of the Motion) at or before the hearing currently set for June 18, 2014, at 11:00 a.m.

¹ Capitalized terms not expressly defined herein shall have the meaning set forth in the Motion.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.
4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.
5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

1 **WEILAND, GOLDEN,**
2 **SMILEY, WANG EKVALL & STROK, LLP**
3 Jeffrey I. Golden, State Bar No. 133040
4 jgolden@wglp.com
5 Reem J. Bello, State Bar No. 198840
6 rbello@wglp.com
7 650 Town Center Drive, Suite 950
8 Costa Mesa, California 92626
9 Telephone: (714) 966-1000
10 Facsimile: (714) 966-1002
11
12 Attorneys for Howard B. Grobstein,
13 Chapter 7 Trustee

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **RIVERSIDE DIVISION**

11 In re
12 ALEX FRANCO,

13 Debtor.

Case No. 6:12-bk-29229-SC

Chapter 7 Case

**NOTICE OF HEARING ON MOTION FOR
ORDER:**

- 14
15
16
17
18
19
20
21
22
23
24
25
26
- (1) AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);
 - (2) APPROVING OVERBID PROCEDURES;
 - (3) APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); AND
 - (4) AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE

[1411 Scenic Court, Perris, California
92571]

DATE: June 18, 2014
TIME: 11:00 a.m.
PLACE: Video Hearing Room 126
3420 Twelfth Street,
Riverside, California 92501

Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

1 **TO THE DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND**
2 **ALL PARTIES IN INTEREST:**

3 **PLEASE TAKE NOTICE** that on **June 18, 2014, at 11:30 a.m.** in the United States
4 Bankruptcy Court for the Central District of California, Riverside Division, located at
5 3420 Twelfth Street, Riverside, California, in Video Hearing Room 126, the Court will hold
6 a hearing on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of*
7 *Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving*
8 *Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as*
9 *Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of*
10 *Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale*
11 *("Motion")*¹ filed by Howard B. Grobstein, the chapter 7 trustee ("Trustee") for the estate
12 (the "Estate") of Alex Franco ("Debtor"), which seeks an order:

13 1. approving the Purchase Agreement (defined below) and the sale of the real
14 property located at 1411 Scenic Court, Perris, California 92571 ("Property") as is, where
15 is, with all faults, without warranty or recourse, but free and clear of any and all liens,
16 claims, and interests (described below), together with all improvements, as well as all
17 easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);

18 a. to Michael Camp and/or assigns (collectively, "Buyer"), whose
19 address is 323 N. Main Street, Lake Elsinore, California 92530-3915, for
20 \$263,500.00 ("Purchase Price") pursuant to the terms of the *California Residential*
21 *Purchase Agreement and Joint Escrow Instructions, Buyer's Inspection Advisory,*
22 *Disclosure Regarding Real Estate Agency Relationship, Addendum to Sale, and*
23 *Contingency Removal* (together, "Purchase Agreement"), a copy of which is
24 attached as Exhibit "6" to the Motion; or

25 b. to the successful bidder whose purchase offer for the Property is
26 accepted by the Trustee at the hearing on the Motion;

27 2. approving the overbid procedures set forth in the Motion as summarized
28 below;

1 approving the Buyer, the successful bidder, and the back-up bidder as a
"good faith" purchaser under § 363(m) of the Bankruptcy Code;

4 authorizing the Trustee to pay, through escrow, from the proceeds of the
sale and without further order of the Court, the Flagstar Lien (or the undisputed portion of
such lien), the broker's commission, any real property taxes and assessments prorated as
of the close of escrow for the sale, and any escrow fees, title insurance premiums and
other ordinary and typical closing costs and expenses payable by the Trustee pursuant to
the Purchase Agreement or in accordance with local custom²;

5 attaching any unpaid portion of the Flagstar Lien to the sales proceeds in the
same value, priority and scope as such lien currently exists against the Property, subject
to any and all of the Trustee's rights to object to, dispute, or subordinate such lien;

¹ All terms not specifically defined herein shall have the meanings ascribed to them in the Motion.

² The Exemption will be paid through the Trustee's administration of the Estate.

1 6. reserving to the Trustee all rights to object to the validity, scope and priority
2 of all disputed liens, claims and interests;

3 7. authorizing the Trustee to take any and all necessary actions to
4 consummate the sale of the Property;

5 8. waiving any requirements for lodging periods of the order approving this
6 Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy
7 rules; and

8 9. waiving the stay of the order approving this Motion imposed by Federal Rule
9 of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

10 Given that the Property is the Debtor's residence and he has owned it for more
11 than two years, there are no tax consequences associated with the sale.

12 After payment of the Flagstar Lien, the Exemption, any real property taxes, the
13 brokers' commission, and costs of sale, I estimate that the sale of the Property will
14 generate approximately \$15,000 for the benefit of the Estate. The Estate would have
15 generated greater proceeds but for the lack of cooperation and violation of this Court's
16 orders by Ms. Franco to vacate the Property.

17 **PLEASE TAKE FURTHER NOTICE** that the Trustee seeks to sell the Property free
18 and clear of any and all liens, claims, and interests. According to the Preliminary Report
19 prepared by WFG title Company of California with an effective date of May 6, 2014 ("Title
20 Report"), a copy of which is attached to the Motion as Exhibit "4," the following items have
21 been recorded against the Property:

22 1. Item 1 – general and special taxes and assessments for the fiscal
23 year 2014-2015, a lien not yet due or payable;

24 2. Item 1a – taxes for proration purposes only for the fiscal year 2013-
25 2014 (first and second half paid);

26 3. Items 1b – 1f - liens of supplemental taxes, liens special taxes, and
27 assessments, if any;

28 4. Items 2-24 - covenants, conditions, easements and agreements;

5. Item 25 – a deed of trust in the original amount of \$180,000.00 owing
to Gold Star Mortgage Corp., recorded July 26, 2010, as Instrument No. 2010-
0347940 of Official Records, the beneficial interest of which was assigned to
Flagstar by an assignment recorded April 13, 2012, as Instrument No. 2012-
0152518 of Official Records. Flagstar has provided an updated payoff quote
showing a current balance of \$219,952.14 ("Flagstar Lien"). A copy of the payoff
quote is attached to the Motion as Exhibit "5."

Due to the large amount of trash left in front of the Property by the previous
occupants, the City of Perris may issue a citation against the Property.

The Trustee reserves the right to object to all or any portion of each and every
claim or encumbrance that has been or will be asserted against the Property.

The Flagstar Lien is undisputed unless the payoff demand contains fees, costs, or
interests that appear unsubstantiated. The Trustee proposes to pay the Flagstar Lien

1 through escrow. The Exemption will be paid through the Trustee's administration of the
2 Estate. Undisputed real property tax liens, if any, will be paid through escrow.

3 **PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and**
4 **must be submitted to the Trustee's counsel whose address is listed in the top left**
5 **hand corner of the first page of the instance Notice. Overbids are due at or before**
6 **the hearing currently set for June 18, 2014 at 11:00 a.m.**

7 **PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be**
8 **approved by the Court are as follows:**

9 1. Qualifying bidders ("Qualifying Bidder") shall:

10 a. Bid at least \$270,000.00 in cash for the Property;

11 b. Set forth in writing the terms and conditions of the offer that are at
12 least as favorable to the Trustee as those set forth in the Purchase Agreement;

13 c. Be financially qualified, in the Trustee's exercise of his sound
14 business judgment, to close the sale as set forth in the Purchase Agreement;

15 d. Submit an offer that does not contain any contingencies to closing the
16 sale, including, but not limited to, financing, inspection, or repair contingencies;

17 e. Submit a cash deposit of \$25,000.00 ("Overbid Deposit") payable to
18 Howard B. Grobstein, Chapter 7 Trustee for the Bankruptcy Estate of Alex Franco,
19 in the form of a cashier's check, which Overbid Deposit shall be non-refundable if
20 the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The
21 Overbid Deposit, written offer, and evidence of financial qualification must be
22 delivered to the Trustee at or before the hearing currently set for June 28, 2014 at
23 11:00 a.m.

24 2. At the hearing on the Motion, only the Buyer and any party who is deemed a
25 Qualifying Bidder shall be entitled to bid.

26 3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher
27 than the prior bid.

28 4. At the hearing on the Motion and upon conclusion of the bidding process,
the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and
such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the
Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in
the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and
upon conclusion of the bidding process, the Trustee may also acknowledge a back-up
bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the
Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell
the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or
overbidder(s).

The Motion is based upon the Memorandum of Points and Authorities, the
Declarations of Howard B. Grobstein and Gail Eye and the Exhibits attached to the
Motion, all pleadings, papers and records on file with the Court, and on such other

Weiland, Golden,
Smiley, Wang Ekvall & Strook, LLP
600 Center Street, Suite 2000
Boston, MA 02114
Tel 714-968-1000 Fax 714-968-1002

1 evidence, oral or documentary, as may be presented to the Court at the time of the
2 hearing on the Motion.

3 **Your Rights May Be Affected.** You should read these papers carefully and
4 discuss them with your attorney, if you have one. (If you do not have an attorney, you
5 may wish to consult one.)

6 **Deadline for Opposition Papers.** The Motion is being heard on regular notice
7 pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written
8 response with the Court and serve a copy of it upon the Movant or Movant's attorney at
9 the address set forth above no less than **14 days** prior to the above hearing date. If you
10 fail to file a written response to the Motion within such time period, the Court may treat
11 such failure as a waiver of your right to oppose the Motion and may grant the requested
12 relief.

13 **Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure.** The
14 undersigned hereby verifies that the above hearing date and time were available for this
15 type of Motion according to the judge's self-calendaring procedures.

16 **PLEASE TAKE FURTHER NOTICE** that any party requesting a copy of the Motion
17 or any supporting documents filed with the Court with respect to the Motion may contact
18 counsel for the Trustee, Reem J. Bello, Weiland, Golden, Smiley, Wang Ekvall & Strok,
19 LLP by email at rbello@wgllp.com, by mail at 650 Town Center Drive, Suite 950, Costa
20 Mesa, California 92626, or by telephone at (714) 966-1000.

21 Dated: May 28, 2014

WEILAND, GOLDEN,
SMILEY, WANG EKVALL & STROK, LLP

22 By: 
23 REEM J. BELLO
24 Attorneys for Chapter 7 Trustee
25 Howard B. Grobstein
26
27
28

Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON MOTION FOR ORDER: (1)AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(B) AND (F); (2)APPROVING OVERBID PROCEDURES; (3)APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(M); AND (4)AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE** 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:

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*) **May 28, 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:

Service information continued on attached page

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

On (*date*) **May 28, 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*) **May 28, 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.

The Honorable Scott Clarkson, 411 W. 4th Street, 5th Floor, Santa Ana, CA 92701

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.

May 28, 2014
Date

Kelly Adele
Printed Name

Isl Kelly Adele
Signature

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

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3200

Howard B Grobstein (TR)
Grobstein Teeple Financial Advisory
Services, LLP
6300 Canoga Avenue, Suite 1130W
Woodland Hills, CA 91367

Alex Franco
26789 Elk Creek Court
Menifee, CA 92586

Marie Franco
1411 Scenic Court
Perris, CA 92571

Kathleen Alvarado
Law Offices of Kathleen Alvarado
3638 University Ave, #232
Riverside, CA 92501
Attorneys for Marie Franco

David L. Nelson
PO Box 151558
San Diego, CA 92175

American Honda Finance
P O Box 168088
Irving TX 75016-8088

American Honda Finance
6261 Katella Avenue, Suite 1A
Cypress, CA 90630

American Medical Response
20101 Hamilton Avenue, Suite 300
Torrance, CA 90502

Bank of America
P.O. Box 15019
Wilmington, DE 19888

Bay Area Credit Service
1901 West 10th Street
Antioch, CA 94509

Cavalry Portfolio Services
P.O. Box 27288
Tempe, AZ 85285

Cavalry Portfolio Services
500 Summit Lake Drive, Suite 400
Valhalla, NY 10595

City of Perris
Attn: City Clerk
101 N. D Street
Perris, CA 92570

City of Perris
Attn: City Manager
101 N. D Street
Perris, CA 92570

City of Perris
Attn: City Attorney
101 N. D Street
Perris, CA 92570

CR&R - Perris
1706 Goetz Road
Perris, CA 92570
PO Box 1208
Perris, CA 92572

Collection Consultants of California
6100 San Fernando Road, Suite 211
Glendale, CA 91201

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280

First Premier
3820 N. Louis Avenue
Sioux Falls, SD 57107

Flagstar Bank
Attn: President
5151 Corporate Drive
Troy, MI 48098-2639

Flagstar Bank, FSB
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

Flagstar Capital Markets
5151 Corporate Drive
Troy, MI 48098-2639

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812

Global Payments Check
6215 W. Howard Street
Niles, IL 60714

Granite Escrow
Attn: Cheryl Noah
439 N. Canon Drive, Suite 220
Beverly Hills, CA 90210

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101

Kresimir Grgurevic
Paralegal, Client Supervisor
McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

Kristin A. Zilberstein, Esq.
McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101
Attorneys for Flagstar Bank

Michael H. Camp
323 N. Main Street
Lake Elsinore, CA 92530-3915
Buyer

New Millennium Bank
57 Livingston Avenue
New Brunswick, NJ 08901

Northeast Legal Group
17 Squadron Boulevard
NELG
New City, NY 10956

Phil Seymour
Elite Properties Realty
148 S. Beverly Drive
Beverly Hills, CA 90212

Portfolio Recovery Associates, LLC
PO Box 41067
Norfolk, VA 23541-1067

Portfolio Recovery Associates LLC
120 Corporate Boulevard
Norfolk, VA 23502

Rachel Bird
Gail Eye
RE/MAX Masters Real Estate
14760 Pipeline Avenue
Chino Hills, CA 91709

State Board of Equalization
P.O. Box 942879
Sacramento, CA 94279-0090

TD Auto Finance
P.O. Box 9223
Farmington Hills, MI 48333

United Credit Recovery
P.O. Box 953246
Lake Mary, FL 32795

Wells Fargo Dealer Services
P.O. Box 3117
Winston Salem, NC 27102

Westlake Financial Services
P.O. Box 76809
Los Angeles, CA 90076

WFG Title Company of California
Attn: Lisa Aranda, Title Officer
700 N. Brand Blvd., Suite 1100
Glendale, CA 91203

Electronic Mail Notice List

Reem J Bello rbello@wglp.com, kadele@wglp.com

Jason B Cruz jcruz@jcruzlaw.com

Howard B Grobstein (TR) hbgtrustee@gtfas.com, C135@ecfbis.com

David L Nelson davidnelsonattorney@gmail.com

United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled **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:

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) **May 28, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) **May 28, 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) **May 28, 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.

The Honorable Scott Clarkson, 411 W. 4th Street, 5th Floor, Santa Ana, CA 92701

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.

May 28, 2014

Date

Kelly Adele

Printed Name

Is/ Kelly Adele

Signature

Electronic Mail Notice List

Reem J Bello rbello@wglp.com, kadele@wglp.com

Jason B Cruz jcruz@jcruzlaw.com

Howard B Grobstein (TR) hbgtrustee@gtfas.com, C135@ecfcbis.com

David L Nelson davidnelsonattorney@gmail.com

United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com