

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Robert P. Goe - State Bar No. 137019 Elizabeth A. LaRocque – State Bar No. 219977 GOE &amp; FORSYTHE, LLP 18101 Von Karman Avenue, Suite 510 Irvine, CA 92612 rgoe@goeforlaw.com elarocque@goeforlaw.com Telephone: (949) 798-2460 Facsimile: (949) 955-9437</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Howard Grobstein, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re: OUTDOOR RESORTS RANCHO CALIFORNIA, INC.</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:12-bk-32875-MJ CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 03/10/2015</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> United States Bankruptcy Court, 3420 Twelfth Street, Courtroom 301, Riverside, CA 92501</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 02/24/2015

**Description of property to be sold:**

See attached - subject to the Clubhouse maintenance yard and easements to be provided to the Rancho California RV Resort Owners Association ("Association") if the successful bidder is a party other than the Association.

**Terms and conditions of sale:**

"As-is" - all cash

**Proposed sale price:** \$ 750,000.00

EXHIBIT "A"

**DESCRIPTION OF PROPERTY**

The real property described as Parcels A through P in the Title Report (as defined in Section 2.1 of this Agreement). Following is a shorthand listing of such parcels with additional information that may or may not be accurate and is included for convenience. If there is any conflict between this Exhibit "A" and the Title Report, then the Title Report shall control.

	Parcels	Approx. Legal Description	Possible APN
	<b>Parcels Within PM 28401:</b>		
1	Phase 3 Lake	U-2002 of Phase 3 Condo Plan	583-340-039
2	Restaurant & Store	U-2001 (building) and U-2003 (land) of Phase 3 Condo Plan	583-340-039 (portion)
3	Building Space and Exterior Space near Project Entry	U-2000 of Phase 1&2 Condo Plan, incl. H-1 (exterior lot) and H-2 (reception area, "hallway" and "copy room")	583-340-035 (portion)
4	Clubhouse Complex	C-3 of Phase 6 Condo Plan	583-340-011
5	Maintenance Yard	Por. LLA Parcel A (C-6 of Phase 6)	583-180-030
6	Greenbelt Area Around Phase 5	Por. LLA Parcel A (C-8 of Phase 6 plus strip acquired from neighbor in LLA)	583-181-082
7	"Phase 6" Parcel	Parcel 6 of PM 28401, excluding area within Phase 5 Condo Plan	583-180-020
8	"Phase 7" Parcel	Parcel 5 of PM 28401, excluding area within Phase 5 Condo Plan	583-180-018
9	Water Tank/Cell Tower Land	Por. LLA Parcel A (C-5 of Phase 6)	583-180-1
10	Wash Area	Por. LLA Parcel A (C-4 of Phase 6)	583-180-023?
11	Entry Road	Por. LLA Parcel A (A-1 of Phase 6)	583-180-1
			Subtotal Acres:
	<b>Parcels Outside PM 28401:</b>		
12	10-Acre Parcel West of Resort	Parcel 1 of PM 19,430	583-140-017
13	"Mobile Home Lot" #1	Portion of NE Qtr of SE Qtr of Sec. 34, Twnshp 8S, Range 1E, San Bern. Base & Meridian,	583-190-044
14	"Mobile Home Lot" #2	Portion of NE Qtr of SE Qtr of Sec. 34	583-190-047
15	"Mobile Home Lot" #3	Portion of NE Qtr of SE Qtr of Sec. 34	583-190-046
16	Pcl 5 from 1997 Title Policy	NE Qtr of SE Qtr of Sec. 34, Twnshp 8S, Range 1E, San Bern. Base & Meridian, excepting the West 1/2*	583-190-050 (portion)
17	Pcl 6 from 1997 Title Policy	SE Qtr of SE Qtr of Sec. 34 *	583-190-050 (portion)
18	Pcl 8 from 1997 Title Policy	NW Qtr of SW Qtr of Sec. 35, excepting .258 ac. described portion*	583-200-065
19	Pcl 9 from 1997 Title Policy	SW Qtr of SW Qtr of Sec. 35, excepting the West 1/2*	583-200-018 (portion)
20	Pcl 10 from 1997 Title Policy	Gov't Lot 11 in SE Qtr of Sec. 35	583-200-014 (portion)
21	Pcl 11 from 1997 Title Policy	Gov't Lot 10 in SE Qtr of Sec. 35, excepting portion conveyed per deed red.4/17/52, Bk. 1360, Pg. 368**	583-200-014 (portion)
22	Pcl 15 from 1997 Title Policy	Portion of E 1/2 of SW Qtr of Sec. 35 to S of Temecula-Aguanga Road ***	583-200-018 (portion)
23	Property in San Diego County from 1997 Title Policy	NE Qtr and E 1/2 of NW Qtr of Sec. 2, Twnshp 9S, Range 1E ***	112-011-02

\* Exception 1/16<sup>th</sup> coal, oil, gas and other minerals; \*\* Exception coal and other minerals; \*\*\* Exception minerals including access to sand (only in certain areas of Parcel 15). See Title Report for detailed descriptions

**Overbid procedure (if any):**

Initial overbid to be \$800,000.00 and thereafter in \$25,000 increments.

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

Date: March 10, 2015

Time: 10:00 a.m.

Place: Courtroom 301, United States Bankruptcy Court, 3240 Twelfth Street, Riverside, CA 92501

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

Robert P. Goe, Esq.  
Goe & Forsythe, LLP  
18101 Von Karman Avenue, Suite 510  
Irvine, CA 92612  
Phone: (949) 798-2460  
Fax (949) 955-9437  
Email: [rgoe@goeforlaw.com](mailto:rgoe@goeforlaw.com)

Date: 02/17/2015

## 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:  
18101 Von Karman Avenue, Suite 510, Irvine, CA 92612

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 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)* 02/17/2015, 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:

Service information continued on attached page

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

On *(date)* 02/17/2015, 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 *(date)* 02/17/2015, 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.

The Honorable Meredith Jury, USBC, 3420 Twelfth Street, Riverside, CA 92501

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.

02/17/2015  
*Date*

Kerry A. Murphy  
*Printed Name*

/s/Kerry A. Murphy  
*Signature*

**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) February 17, 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:

- Steven A Alpert notice@pricelawgroup.com, steven@pricelawgroup.com
- Martin A Eliopoulos elio@higgslaw.com, millerl@higgslaw.com
- Todd A Frealy taf@lnrb.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Howard B Grobstein (TR) hbtrustee@gtfas.com, C135@ecfbis.com
- Lawrence J Hilton lhilton@oneil-llp.com, ssimmons@oneil-llp.com;kdonahue@oneil-llp.com
- Alan L Kahn bita.kamran@crowehorwath.com
- David B Lally davidlallylaw@gmail.com
- Gregory J Soldner stacym@morrissullivanlaw.com,dasilva@morrissullivanlaw.com, soldner@morrissullivanlaw.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

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

On (date) February 17, 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.

**SERVED BY UNITED STATES MAIL:**

**In re Outdoor Resorts Rancho  
California, Inc.  
USBC Case No. 6:12-bk-32875-  
MJ**

**Debtor**  
Outdoor Resorts Rancho  
California, Inc.  
91333 Coburg Industrial Way  
Coburg, OR 97408-9492

**United States Trustee**  
United States Trustee  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255

**Counsel to Debtor**  
Steven A. Alpert, Esq.  
PRICE LAW GROUP, A PC  
15760 Ventura Blvd., #1100  
Encino, CA 91436-3044

AT&T  
~~Payment Center~~  
~~Sacramento, CA 95887-0001~~  
RTS Unable to Fwd: 01-28-13

Canon Financial Services  
14904 Collections Center Drive  
Chicago, IL 60693-0149

County of Riverside  
Dept. of Environmental Health  
PO Box 7600  
Riverside, CA 92513-7600

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

McLeod Law Group  
701 B Street, Suite 1570  
San Diego, CA 92101-8153

Outdoor Resorts of America  
91333 Coburg Industrial Way  
Eugene, OR 97408-9492

Pamela & Jason Herbert  
PO Box 1262  
Murrieta, CA 92564-1262

Rancho California RV Resort HOA  
c/o Morris, Sullivan & Lemkul, LLP  
9915 Mira Mesa Blvd. Suite 300  
San Diego, CA 92131-7002

Riverside County Tax Assessor  
4080 Lemon Street 1st floor  
P.O. Box 12005  
Riverside, CA 92502-2205

Robert A. Schoellhorn Trust  
91333 Coburg Industrial Way  
Eugene, OR 97408-9492

Schlecht, Shevlin & Shoenberger  
P.O. Box 2744  
Palm Springs, CA 92263-2744

Southern California Edison  
~~Post Office Box 9004~~  
~~San Dimas, CA 91773-9004~~  
RTS w Updtd Addr: 03-20-13

Superior Court of CA-Riverside  
~~County of Riverside~~  
~~Case no. RIC1212478~~  
~~4050 Main Street~~  
~~Riverside, CA 92501~~  
RTS Undeliverable

Superior Court of CA-Riverside  
~~RIC469533~~  
~~Civil Department Courthouse~~  
~~4050 Main Street~~  
~~Riverside, CA 92501~~  
RTS Undeliverable

Matthew Mark Haffner  
~~Haffner Haffner & Kirwin~~  
~~474 E. Main St.~~  
~~Ventura, CA 93001~~  
RTS Unable to Fwd 09-03-14

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Riverside, CA 92501-3641

Crowe Horwath LLP  
15233 Ventura Blvd, 9th Floor  
Sherman Oaks, CA 91403-2250

Rancho California RV Resort  
Owners Assn. c/o Martin A.  
Eliopulos  
Higgs Fletcher & Mack, LLP  
401 West A Street, Ste. 2600  
San Diego, CA 92101-7913

Howard Grobstein (TR)  
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Riverside County Tax Collector  
Attn: Sheree Raphael  
4080 Lemon Street, 4<sup>th</sup> Flr  
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Schlecht, Shevlin & Shoenberger  
ALC  
801 E Tahquitz Canyon Way  
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~~e/o Bryan, Gross & Manilow~~  
~~14362 N. Frank Lloyd Wright Blvd.~~  
~~Scottsdale, AZ 85260-8846~~  
RTS Unable to Fwd: 05-10-13

Outdoor Resorts of America, Inc.  
c/o Stanley Pickett  
91333 Corburg Industrial Way  
Coburg, OR 97408-9492

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Scott H Marcus & Assoc  
121 Johnson Rd  
Turnersville, NJ 08012-1758

Southern California Edison Company  
Attn: Credit & Payment Services  
1551 W San Bernardino Rd  
Covina, CA 91722-3407

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15233 Ventura Blvd 9<sup>th</sup> Fl  
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19900 MacArthur Blvd  
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Todd A. Frealy  
Levene Neale Bender Rankin &  
Brill  
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Los Angeles, CA 90067-6253

Dorado Realty Capital, Inc.  
~~e/o Assayag Mauss APLC~~  
~~2915 Redhill Avenue, Suite A200~~  
~~Costa Mesa, CA 92626~~  
Phoned to request removal 12-  
05-13

Matthew Mark Haffner  
Haffner Law Group  
86 S Laurel St  
Ventura, CA 93001

Cahuilla Casino, a Tribal  
Corporation  
Attn: Robert Liera, Board  
Chairman  
52702 Hwy. 371  
Anza, CA 92539