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|--|--------------------|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address   | FOR COURT USE ONLY |
| Robert P. Goe - SBN 137019<br>GOE & FORSYTHE, LLP<br>18101 Von Karman Ave., Ste. 510<br>Irvine, CA 92612<br>rgoe@goeforlaw.com<br>Telephone: (949) 798-2460<br>Facsimile: (949) 955-9437 |                    |
| <input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Steven M. Speier, Chapter 7 Trustee                                  |                    |

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

|                                   |   |
|-----------------------------------|---|
| In re:<br>MALL BOULEVARD V.V. LP, | CASE NO.: 6:14-bk-17603-MW<br>CHAPTER: 7 <span style="float: right;">▼</span> |
| Debtor(s).                        | <b>NOTICE OF SALE OF ESTATE PROPERTY</b>                                      |

|  |                      |
|--|----------------------|
| <b>Sale Date:</b> 12/09/2014   | <b>Time:</b> 2:00 pm |
| <b>Location:</b> Courtroom 6C, 411 West Fourth Street, Santa Ana, CA 92701 |                      |

**Type of Sale:**  Public  Private      **Last date to file objections:** 11/25/2014

**Description of property to be sold:**

Gas station, real property and improvements located at 14250 Bear Valley Road, Victorville, CA 92392

**Terms and conditions of sale:**

As is, all cash, prompt closing

**Proposed sale price:** \$ 4,050,000.00

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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):** Minimum overbid is \$4,100,000, with \$200,000 deposit, plus other requirements to bid as provided in the Motion.

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

Date: December 9, 2014

Time: 2:00 p.m.

Location: Courtroom 6C

United States Bankruptcy Court

411 West Fourth Street

Santa Ana, CA 92701

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

Robert P. Goe, Esq.

GOE & FORSYTHE, LLP

18101 Von Karman Ave., Ste. 510

Irvine, CA 92612

Email: [rgoe@goeforlaw.com](mailto:rgoe@goeforlaw.com)

Telephone: (949) 798-2460

Facsimile: (949) 955-9437

Date: 11/18/2014

## 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)* 11/18/2014, 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)* 11/18/2014, 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)* 11/18/2014, 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.

Honorable Mark Wallace, USBC, 411 West Fourth Street, 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.

11/18/2014  
*Date*

Susan C. Stein  
*Printed Name*

/s/Susan C. Stein  
*Signature*

1 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): :**

- 2 • **Christopher D Crowell** ccrowell@frandzel.com, efiling@frandzel.com;shom@frandzel.com
- 3 • **Michael G Fletcher** mfletcher@frandzel.com, efiling@frandzel.com;shom@frandzel.com
- 4 • **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- 5 • **Hal D Goldflam** hgoldflam@frandzel.com, efiling@frandzel.com;dwise@frandzel.com
- 6 • **Tobias E Nicholson** tobiasnicholson@gmail.com, tobiasnicholson@yahoo.com
- 7 • **Jeffrey S Shinbrot** jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com
- 8 • **Steven M Speier (TR)** Imorvant@asrmanagement.com, ecf.alert+Speier@titlexi.com
- 9 • **United States Trustee (RS)** ustpregion16.rs.ecf@usdoj.gov
- 10 • **Reed S Waddell** rwaddell@frandzel.com, efiling@frandzel.com;sking@frandzel.com

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

12 **SERVED BY UNITED STATES MAIL:**

13 Guarantor of Church's Chicken  
14 Shamsher Singh  
15 25205 W. Yuma Road  
16 Buckeye, AZ 85326

Mall Boulevard Church's Trust  
3419 East Chapman Avenue, #353  
Orange, CA 92869

17 Ardent Foods, Inc.  
18 Amandeep K. Kalsi, President and  
19 Agent for Service of Process  
20 2415 Brentwood Street  
21 Simi Valley, CA 93063

Ardent Foods, Inc.  
Amandeep K. Kalsi, President  
14250 Bear Valley Road  
Victorville, CA 92392

22 Kanter Associates  
23 2651 Irvine Ave.  
24 Costa Mesa, CA 92627-4628

25 SEE ATTACHED

26  
27  
28

**Mall Boulevard V. V. LP**  
**USBC Case No. 6:14-bk-17603-MW**

Debtor  
Mall Boulevard V. V. LP  
14250 Bear Valley  
Victorville, CA 92392-7644

United States Trustee (RS)  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255

Steven M Speier (TR)  
Post Office Box 7637  
Newport Beach, CA 92658-7637

Grandpoint Bank  
c/o Frandzel Robins Bloom & Csato, L.C.  
6500 Wilshire Blvd., 17th Floor  
Los Angeles, CA 90048-4904

7-UP RC Bottling Company  
~~PO Box 201840~~  
~~Dallas, TX 75320-1840~~  
RTS Unable to Fwd

B & B Distributing  
4525 District Blvd  
Los Angeles, CA 90058-2711

Back Bay Center LTD  
15901 Red Hill Ave #205  
Tustin, CA 92780-7318

Bear Valley Family Partnership LP  
14250 Bear Valley Road, #101  
Victorville, CA 92392-7644

California State Board Of Equalization  
Account Reference Group MIC 29  
PO Box 942879  
Sacramento CA 94279-0029

Bon Appetit  
4525 District Blvd.  
Los Angeles, CA 90058-2711

Brink's Incorporated  
File No. 52005  
Los Angeles, CA 90074-2005

Cintas  
2150 South Performa Ave.  
Ontario, CA 91761-8518

City of Victorville Sanitation  
PO Box 5001  
Victorville, CA 92393-5001

Coca-Cola Bottling Company  
Victorville Sales Center  
PO Box 53158  
Los Angeles, CA 90074-3158

D & C Fresh Fruit Company  
PO Box 453  
Imperial, CA 92251-0453

DirectTV LLC  
ATTN Bankruptcies  
PO Box 6550  
Greenwood Village, CO 80155-6550

Dept of Agriculture  
Weights & Measures  
777 E. Rialto Avenue  
San Bernardino, CA 92415-0720

Dewey Pest Control  
PO Box 7114  
Pasadena, CA 91109-7214

Frandzel Robins Bloom & Csato, L.C.  
6500 Wilshire Blvd., 17th Floor  
Los Angeles, CA 90048-4904

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

Gary Kanter  
14250 Bear Valley  
Victorville, CA 92392-7644

Gordon Security  
14359 Amargosa Rd., Ste. R  
Victorville, CA 92392-2385

Grandpoint Bank  
355 South Grand Avenue, Suite 2400  
Los Angeles, CA 90071-1589

Haralambos Beverage Company  
2300 Pellissier Place  
Whittier, CA 90601-1500

Hi Desert Alarm & Fire  
16637 Mojave Dr.  
Victorville, CA 92395-3856

Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

J. Miller Electric Inc.  
PO Box 403839  
Hesperia, CA 92340-3839

Mather Brothers Inc.  
PO Box 1358  
Ridgecrest, CA 93556-1358

Midwest General Insurance Agency  
PO Box 9560  
Springfield, IL 62791-9560

Molly Maid of the High Desert  
12241 Industrial Blvd., #106  
Victorville, CA 92395-7795

Moorefield Construction Inc.  
600 North Tustin Ave., Ste. 210  
Santa Ana, CA 92705-3781

Muzak LLC  
PO Box 71070  
Charlotte, NC 28272-1070

San Bernardino County Tax Assessor  
172 West Third Street, First Floor  
San Bernardino, CA 92415-0360

Stadium Promenade LLC  
150 Pelican Way  
San Rafael, CA 94901-5550

The Pepsi Bottling Group  
PO Box 75948  
Chicago, IL 60675-5948

W.A. Thompson Inc.  
PO Box 549  
Barstow, CA 92312-0549

Tobias E Nicholson  
The Law Office of Tobias Nicholson  
8989 Hope Ave  
Riverside, CA 92503-3309

Frito Lay  
75 Remittance Drive., Ste. 1217  
Chicago, IL 60675-1217

Ardent Foods, Inc.  
dba Church's Chicken  
14250 Bear Valley Road  
Victorville, CA 92392-7644

Chevron Services Company  
Attn: Michael Armstrong  
2005 Diamond Blvd., Rm. 2184  
Concord, CA 94520-5738

Mall Boulevard Church's Trust  
Bear Valley Lease  
3419 East Chapman Ave., #353  
Orange, CA 92869

Ardent Foods, Inc.  
11450 Church Street, #119  
Rancho Cucamonga, CA 91730-3988

Core Mark Intl  
353 Meyer Circle  
Corona, CA 91761-8518

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

Grandpoint Bank  
c/o Michael Fletcher/Reed Waddell  
Frاندzel Robins Bloom et al.  
6500 Wilshire Blvd., 17<sup>th</sup> Floor  
Los Angeles, CA 90048-4904

Law Ofc. of Christopher P. Walker, PC  
505 S. Villa Real Drive, Ste. 103  
Anaheim Hills, CA 92807-3445

State Board of Equalization  
Special Operations Branch MIC 55  
PO Box 942879  
Sacramento, CA 94279-0055