

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address M. Jonathan Hayes (Bar No. 90388) Matthew D. Resnik (Bar No. 182562) Roksana D. Moradi (Bar No. 266572) SIMON RESNIK HAYES LLP 15233 Ventura Blvd., Suite 250 Sherman Oaks, CA 91403 Telephone: (818) 783-6251 Facsimile: (818) 827-4919 jhayes@SRHLawFirm.com matthew@SRHLawFirm.com roksana@SRHLawFirm.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Erweee Group, Inc. (Proposed)	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: ERWEEE GROUP, INC., Debtor(s).	CASE NO.: 6:15-bk-12812-MH CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/07/2015	Time: 2:00 pm
Location: Courtroom 303, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 06/23/2015

Description of property to be sold:

Real Property commonly known as
763 W. 20th Street
San Bernardino, CA 92405

Terms and conditions of sale:

The Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever.

Proposed sale price: \$ 196,000.00

Overbid procedure (if any): See attached recommended overbidding procedures.

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

July 7, 2015 at 2:00 p.m. in Courtroom 303, 3420 Twelfth Street, Riverside, CA 92501

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

Roksana D. Moradi (Bar No. 266572)
SIMON RESNIK HAYES LLP
15233 Ventura Blvd., Suite 250
Sherman Oaks, CA 91403
Telephone: (818) 783-6251
Facsimile: (818) 827-4919
Roksana@SRHLawFirm.com

Date: 06/09/2015

RECOMMENDED OVERBIDDING PROCEDURES

- (1) The initial overbid must be at least \$5,000 more than the initial bid of \$196,000. The overbid must be on substantially the same terms as set forth in the Purchase Agreement attached as Exhibit “A” to the SECOND MOTION FOR ORDER APPROVING SALE OF REAL PROPERTY PURSUANT TO 11 U.S.C. §363 FREE AND CLEAR OF ALL LIENS, CLAIMS AND INTERESTS; AND GRANTING CERTAIN OTHER RELATED RELIEF; MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT THEREOF (the “Motion”).
- (2) Overbid increments will be \$1,000 after the initial overbid.
- (3) Any successful overbidder must be able to close by the Proposed Closing Date, or upon this Court’s approval, whichever is later.
- (4) Any party wishing to overbid on the Property during the hearing on the Motion must contact Debtor’s counsel at least forty-eight (48) hours prior to the hearing and provide evidence of available financial resources such as funds and/or proof of ability to finance to Debtor’s Counsel up to the overbidder’s maximum bid to the Debtor’s reasonable satisfaction.
- (5) Any overbidder wishing to overbid on the Property during the hearing must also submit, before the time of the hearing, a deposit for the purchase of the Property, by cashier’s check or other cash equivalent in the amount of at least \$15,000 made payable to “SIMON RESNIK HAYES LLP CLIENT TRUST ACCOUNT.” The successful overbidder’s deposit will be applied towards the purchase of the Property, and will not be refunded in the event the overbidder cannot successfully close escrow pursuant to the terms of the sale as proscribed herein.
- (6) If a broker brings a prospective bidder who is ultimately the successful bidder and to whom the sale is approved, the broker will share in the commission with Roger Zelaya (Zelaya will receive 3.5% and the other broker will receive 2.5%), on the terms set forth in the Listing Agreement attached to the Motion as Exhibit “C”

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: **SIMON RESNIK HAYES, LLP, 15233 Ventura Boulevard, Suite 250, Sherman Oaks, CA 91403.**

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** 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:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING

(“NEF”) Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On **6/9/2015** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- **Michael J Bujold** Michael.J.Bujold@usdoj.gov
- **Everett L Green** everett.l.green@usdoj.gov
- **M Jonathan Hayes** jhayes@srhlawfirm.com,
roksana@srhlawfirm.com;matthew@srhlawfirm.com;rosarioz@srhlawfirm.com;
m;jfisher@srhlawfirm.com;maria@srhlawfirm.com;staci@srhlawfirm.com;jh
ayesecf@gmail.com;sevan@srhlawfirm.com;carolyn@srhlawfirm.com
- **Amy E Martinez** amy.martinez@geracilawfirm.com
- **Martin W. Phillips** marty.phillips@att.net
- **United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov

II. SERVED BY U.S. MAIL: On **6/9/2015** I served the following person(s) and/or entity(ies) at the last known address(es) 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.

Honorable Mark D. Houle
United States Bankruptcy Court
Central District of California
3420 Twelfth Street, Suite 365
Riverside, CA 92501-3819

ERWEE GROUP, INC.
211 RIVERSIDE DRIVE
RIALTO, CA 92376

Served via Certified Mail:

Equity Funding Resources
Attn: President
15206 Ventura Blvd
Sherman Oaks, CA 91403

Equity Funding Resources
c/o Agent for Service of Process
Dennis W. Fried
16501 Ventura Blvd., #610
Encino, CA 91436

San Bernardino County
Dick Larsen, Treasurer Tax Collector
172 West Third Street
San Bernardino, CA 92415

Javier Rodriguez
1631 W Congress St
San Bernardino, CA 92410

Served via regular mail as P.O. Boxes cannot be served via certified mail:

Equity Funding Resources
P.O. Box 5793
Sherman Oaks, CA 91403

Served via U.S. Mail:

Debtor's agent:

Re/Max Time Realty
Roger G. Zelaya
10535 Foothill Blvd., Ste 100
Rancho Cucamonga, CA 91730

Prospective buyer's (Selvin Euceda) agent:

Maria Salony, Realtor
Rivero Real Estate
435 E. Mesa Dr., Rialto Ca 92376

Parties who have previously expressed an interest in the property:

Carol Montano, Realtor
Realty One Group Empire
Buyer: Branden Taing
13330 Rancero Rd. Ste 12
Oak Hills, Ca 92344

Joseph Minero, Broker Associate
RE/MAX TIME
Buyer: Lester Morales and Maria Morales
10535 Foothill Blvd, Ste. 100
Rancho Cucamonga, CA 91730

Araceli Reyes
Winderemere Real Estate
Tower Properties
Buyer: Victor Campa and Isabelle Campa
7197 Brockton, Suite #6
Riverside CA. 92506

1 Gerry Ramos
2 Tarbell Realtors
3 Buyer: Claudia Barragan
4 1440 Industrial Park Avenue
5 Redlands, CA 92374

6 ALL REMAINING CREDITORS:

7 Del Toro Loan Servicing
8 Lantzman Investments Inc.
9 P.O. Box 211000
10 Chula Vista, CA 91921

11 Pensco Trust Company
12 c/o FCI Lender Services
13 P O Box 27370
14 Anaheim, CA 92809

15 FCI Lender Services
16 C/O MARTIN W. PHILLIPS, ESQ.
17 8180 E. KAISER BLVD., SUITE 100
18 ANAHEIM HILLS, CA 92808

19 Western Pacific Development
20 18552 MacArthur Blvd #102
21 Irvine, CA 92612

22 Spinnaker Loans
23 123 E. 9th St #301
24 Upland, CA 91786

25 Spinnaker Loans
26 c/o Amy E. Martinez, Esq.
27 GERACI LAW FIRM
28 90 Discovery
Irvine, California 92618

Enrique Saldivar
211 S. Riverside Ave.
Rialto, CA 92376

Fernando Franco
2301 N Lugo Ave.
San Bernardino, CA 92404

Gonzalo Saldivar
7714 Palo Verde Avenue
Fontana, CA 92336

Lantzman Investments, Inc.
11696 Sorrento Valley Blvd., #201
San Diego, CA 92121

Lisa M Castro
1128 N. Park Ave.
Rialto, CA 92376

Maria D Franco
211 S. Riverside Avenue
Rialto, CA 92376

Mortgage Vintage, Inc.
260 Newport Center Dr., Ste. 403
Newport Beach, CA 92660

Rafaela Morales
211 S. Riverside Ave.
Rialto, CA 92376

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

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101

Employment Development Dept.
Bankruptcy Group MIC 92E
Po Box 826880
Sacramento, CA 94280

U. S. Securities and Exchange
Commission
Attn: Bankruptcy Counsel
444 South Flower Street, Suite 900
Los Angeles, CA 90071-9591

Attorney General
United States Department of Justice
Ben Franklin Station
P. O. Box 683
Washington, DC 20044

Civil Process Clerk
United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

State Board of Equalization
Account Information Group, MIC: 29
P.O. Box 942879
Sacramento, CA 94279-0029

U. S. Securities and Exchange
Commission
Attn: Bankruptcy Counsel
444 South Flower Street, Suite 900
Los Angeles, CA 90071-9591

**III. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE
TRANSMISSION OR EMAIL** (indicate method for each person or entity served):

Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **6/9/2015** I served the following person(s) and/or entity(ies) 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 the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

6/9/2015

Ja’Nita Fisher

/s/ Ja’Nita Fisher

Date

Type Name

Signature