

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Thomas J. Polis, Esq. (CSBN 119326) POLIS &amp; ASSOCIATES, APLC 19800 MacArthur Blvd., Suite 1000 Irvine, CA 92612 Tel: (949) 862-0040 Fax: (949) 862-0041 E-mail: tom@polis-law.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karl T. Anderson, Ch. 7 Trustee</p>	<p><b>FOR COURT USE ONLY</b></p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re.</p> <p>Commercial Services Building, Inc.,</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 8:09-bk-20845-ES CHAPTER: 7</p> <p align="center"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 09/30/2015</p>	<p><b>Time:</b> 1:00 pm</p>
<p><b>Location:</b> POLIS &amp; ASSOCIATES, 19800 MacArthur Blvd., Suite 1000, Irvine, CA 92612</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** Objections will be heard at the sale

**Description of property to be sold:** Judgment Debtor, David Filbeck's minority membership interests in various limited liability companies managed by The Bascom Group. Presently, the Secured Judgment Creditor is holding approximately \$300,000 from The Bascom Group limited liability companies on account of the Judgment Debtor's various minority membership interests.

**Terms and conditions of sale:** \*\*\*\*\*See attached for Terms and Conditions of sale.

**Proposed sale price:** \$ 400,000.00

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):**

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

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

Thomas J. Polis, Esq.  
POLIS & ASSOCIATES, APLC  
19800 MacArthur Blvd., Suite 1000  
Irvine, CA 92612  
Tel: (949) 862-0040  
Fax: (949) 862-0041  
Email: tom@polis-law.com

Date: 09/15/2015

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## NOTICE OF PUBLIC SALE AND FORECLOSURE

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**TO:** David Filbeck as Judgment Debtor; Secured Creditor, Karl T. Anderson, as Judgment Creditor; all other secured creditors; and interested buyers.

**FROM:** Karl T. Anderson, as Chapter 7 Trustee and Secured Judgment Creditor  
% Thomas J. Polis, Esq.  
POLIS & ASSOCIATES, A Professional Law Corporation  
19800 MacArthur Boulevard, Suite 1000  
Irvine, California 92612-2433  
Telephone (949) 862-0040 ♦ Facsimile (949) 862-0041  
E-Mail: tom@polis-law.com

**DEBTOR NAME:** David Filbeck

**WE WILL SELL:** Karl T. Anderson, as the Secured Judgment Creditor against Judgment Debtor, David Filbeck, pursuant to that Judgment entered on or about November 25, 2013 by the U.S. Bankruptcy Court, Central District of California, Santa Ana, in the principal amount of \$3,552,566.06, now as a result of a statutory lien, intends to conduct a Public Sale of Judgment Debtor, David Filbeck's minority membership interests in various limited liability companies managed by The Bascom Group. Presently, the Secured Judgment Creditor is holding approximately \$300,000 from The Bascom Group limited liability companies on account of the Judgment Debtor's various minority membership interests. Secured Judgment Creditor, Karl T. Anderson will conduct the Public Sale described herein by initial credit bidding approximately \$400,000 of Secured Judgment Creditor's total secured claim of approximately \$3,700,000.

Any and all junior secured creditors, or any interested buyers can bid to purchase any and all of the assets being sold in the Public Sale described herein. Please also be advised that notwithstanding Secured Judgment Creditor's ability to credit bid any and all portion of his secured claim in the aggregate amount of \$3,700,000, any other secured creditor, unsecured creditor or interested purchaser shall be required to tender before bidding, cash, cashier's check or a cash equivalent in an amount equal to the expected highest sales price for the asset(s) to be purchased by the bidder.

Finally, David Filbeck or any other party provided for under the relevant sections of the California Commercial Code and Code of Civil Procedure, may be entitled to an accounting of the unpaid indebtedness secured by the property that is proposed to be sold at the Public Sale described herein. Any and all requests for an accounting or any other questions concerning the Public Sale described herein shall be directed to Secured Judgment Creditor's counsel, Thomas J. Polis, Esq., at the business address and telephone number provided herein.

**DAY & DATE:** Wednesday, September 30, 2015

**TIME:** 1:00 p.m.

**PLACE:** POLIS & ASSOCIATES, A Professional Law Corporation  
19800 MacArthur Boulevard, Suite 1000  
Irvine, California 92612-2433

**Dated:** September 15, 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:

POLIS & ASSOCIATES, APLC, 19800 MacArthur Blvd., Suite 1000, 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) 09/15/2015, 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:

- Office of the United States Trustee, Santa Ana Division - ustpregion16.sa.ecf@usdoj.gov
- Karl T. Anderson - edansie@hotmail.com

Service information continued on attached page

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

On (date) 09/15/2015, 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) \_\_\_\_\_, 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.

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.

09/15/2015  
Date

Cristina L. Allen  
Printed Name

/s/ Cristina L. Allen  
Signature

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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.

David Filbeck  
7706 View Rim  
Anaheim, California 92808

Dept. of Justice/US Trustee  
411 West Fourth Street, Suite 9041  
Santa Ana, CA 92701

The Bascom Group  
26 Corporate Park  
Irvine, CA 92606

David Filbeck  
3560 Rio Ranch Road  
Corona, California 92882

Karl T. Anderson, Chapter 7 Trustee  
340 South Farrell Drive, Suite A210  
Palm Springs, CA 92262