Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Thomas H. Casey - Bar No. 138264
Kathleen J. McCarthy - Bar No. 132637
LAW OFFICE OF THOMAS H. CASEY, INC.
A PROFESSIONAL CORPORATION
22342 Avenida Empresa, Suite 200
Rancho Santa Margarita, CA 92688
Telephone: (949) 766-8787
Facsimile: (949) 766-9896
Email: TomCasey@tomcaseylaw.com
KMcCarthy@tomcaseylaw.com

☐ *Individual appearing without attorney*
☒ *Attorney for:* Jeffrey I. Golden, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:
JOSEPH M. DeBILIO,

Debtor(s).

CASE NO.: 8:09-bk-23812-ES
CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/15/2016	**Time:** 10:30 am
Location: 411 West Fourth Street, Courtroom 5A, Santa Ana, California	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/01/2016

Description of property to be sold: Vacant Land - Sawpit Creek Lot, Cedar Pines Park, Lake Arrowhead, California APN: 0341-251-39-0-000; See the Trustee's Motion for Order (1) Authorizing the Trustee to Sell Vacant Land (Sawpit Creek Lot, Cedar Pines Park, Lake Arrowhead, California) Pursuant to 11 U.S.C. Section 363(b) and (f) With Disputed Lien to Attach to Sale Proceeds Pending Further Court Order; (2) Approving Settlement Agreement with Zamucen & Curren; (3) Approving Overbid Procedures; (4) Approving Compensation of Trustee's Real Estate Co-Agents ("Motion")

Terms and conditions of sale: As-is where-is basis, subject to overbid procedures
See the Trustee's Motion; a copy of the Trustee's Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: $ 189,000.00

Overbid procedure (*if any*): See Motion for full bidding procedures; deadline for submitting overbids is March 10, 2016

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

March 15, 2016 at 10:30 a.m.

U.S. Bankruptcy Court
411 West Fourth Street
Courtroom 5A
Santa Ana, CA 92701

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

Keith Binkley, real estate agent
keith@keithbinkley.com
PO Box 420
Lake Arrowhead, CA 92352
Telephone: (909) 337-2414 / Facsimile (909) 337-2414

Bill Friedman, real estate agent
billfried@earthlink.net
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045
Telephone (424) 702-3007 / Facsimile (424) 702-3010

Date: 2/19/16

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:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **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*) **February 19, 2016,** 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:

- Sarah C Boone sboone@marshackhays.com, ecfmarshackhays@gmail.com
- Sarah C Boone sboone@marshackhays.com, ecfmarshackhays@gmail.com
- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Ted A Galfin tgalfin@galfinpasson.com
- Jeffrey I Golden (TR) ljones@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com;lfisk@wgllp.com
- Adam M Greely agreely@vrslaw.net, mfriis@vrslaw.net
- Michael S Greger mgreger@allenmatkins.com
- D Edward Hays ehays@marshackhays.com, ecfmarshackhays@gmail.com
- D Edward Hays ehays@marshackhays.com, ecfmarshackhays@gmail.com
- Annie L Lancaster annie.lancaster@usbank.com
- Charles Liu cliu@marshackhays.com, ecfmarshackhays@gmail.com
- Kathleen J McCarthy lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Marvin Maurice Oliver moliverlaw@mindspring.com
- Martha E Romero Romero@mromerolawfirm.com
- Linh K Tran bk.mail@quantum3group.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:
On (*date*) **February 19, 2016,** 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

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

February 19, 2016	Kathy Driggers	
Date	*Printed Name*	*Signature*

SERVED BY UNITED STATES MAIL:

Interested Party
United States Bankruptcy Court
Attn: Hon. Erithe A. Smith
411 W. Fourth Street, Suite 5040
Santa Ana, CA 92701

Debtor
Joseph DeBilio
605 E. Commercial Street
Anaheim, CA 92801

Debtor Bankruptcy Counsel
David B. Dimitruk, Esq.
5 Corporate Park, Suite 220
Irvine, CA 92606

Debtor's Family Law Counsel
John Stewart, Esq.
Law Offices of Stewart & Stewart
333 City Blvd. West, 17th Floor
Orange, CA 92868

Request for Special Notice
~~Martha E. Romero~~
~~Romero Law Firm~~
~~BMR Professional Building~~
~~6516 Bright Avenue~~
~~Whittier, CA 90601~~
Forwarding Time Expired
Return to Sender

Martha E. Romero
Romero Law Firm
7743 Painter Avenue, Suite A
Whittier, CA 90602-2449

Real Estate Co-Agents
Bill Friedman
Coldwell Banker
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045

Bennett Christianson
Taylor & Taylor Realty Co.
3891 NE Highway 101
Lincoln City, OR 97367

Lienholders
Donald I. Peterson
Elsie Peterson
The Peterson Revocable Living
Trust Dated September 23, 1996
11075 Benton Street, Apt. 224
Loma Linda, CA 92354

Greenberg Cheese Company, Inc.
Attn: Michael Greenberg,
President
245 Berkshire Avenue
La Canada, CA 91011

Greenberg Cheese Company, Inc.
Attn: Michael Greenberg,
President
5743 Smithway St.
Commerce, CA 90040

Greenberg Cheese Company, Inc.
c/o Elizabeth A. Ernster, Esq. and
John H. Ernster, Jr., Esq.
Ernster Law Offices, P.C.
70 S. Lake Avenue, Suite 750
Pasadena, CA 91101

Elizabeth A. Ernster, Esq.
Gordon & Rees, LLP
633 W. 5th St., 52nd Floor
Los Angeles, CA 90071

John H. Ernster, Jr., Esq.
Hawkins Parnell Thackston &
Young, LLP
445 S. Figueroa St., Ste. 3200
Los Angeles, CA 90074

Zamucen & Curren
c/o Stephen M. Zamucen, CPA
17848 Sky Park Circle, Suite C
Irvine, CA 92614

Zamucen & Curren
c/o Gino V. Mazzanti, Esq.
550 West B St., Ste. 220
San Diego, CA 92101-3537

San Bernardino County Tax
Collector
268 West Hospitality Lane, First
Floor
San Bernardino, CA 92415-0360

Creditors
American Express
c/o Beckett & Lee
P.O. Box 3001
Malvern, PA 19355

American Express Centurion Bank
P.O. Box 3001
Malvern, PA 19355-0701

~~Andrew K. Mauthe~~
~~7700 Irvine Center Drive, Ste. 800~~
~~Irvine, CA 92618-3047~~
Deceased

Board of Equalization
16715 Von Karman Avenue
Suite 200
Irvine, CA 92606

Chase Bank USA, N.A.
P.O. Box 15145
Wilmington, DE 19850-5145

~~Chateaux Cheese Company~~
~~3760 East 26th Street~~
~~Los Angeles, CA 90023~~
Return to Sender
Not Deliverable as Addressed
Unable to Forward

~~Chateaux Cheese Company~~
~~3760 East 26th Street~~
~~Los Angeles, CA 90058~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

County of Orange
Child Support Division
P.O. Box 22099
Santa Ana, CA 92702-2099

County of San Bernardino
Office of the Tax Collector
172 West Third Street
San Bernardino, CA 92415-0360

~~Donald Peterson/Elsie Peterson~~
~~24418 Lawton Avenue~~
~~Loma Linda, CA 92354-3340~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Donald Peterson
11075 Benton Street, Apt. 224
Loma Linda, CA 92354-3137

Entrepreneurial Private Equity
4100 Newport Place, Suite 400
Newport Beach, CA 92660

First Bank
2 South Pointe Drive, #115
Lake Forest, CA 92630

First Bank
c/o Galfin Passon & Greely
2361 Campus Drive, Suite 220
Irvine, CA 92612

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812

Glenn Gelman
1940 East 17th Street
Santa Ana, CA 92705

Greenberg Cheese Company
5743 Smithway Street
Commerce, CA 90040

Internal Revenue Service
801 Civic Center Drive West
Santa Ana, CA 92701

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

James A. Schmeising
400 N. Tustin Ave., Suite 290
Santa Ana, CA 92705

James Christiansen
3151 Airway Avenue #B-1
Costa Mesa, CA 92626

~~Joe DeBilio Sr.~~
~~P.O. Box 5023~~
~~Norco, CA 92860~~
Attempted – Not Known
Unable to Forward
Return to Sender

Joseph DeBilio Sr.
952 Spirit Knoll Court
Norco, CA 92860

Joseph J. DeBilio
c/o James A. Schmiesing, Esq.
35049 Wisteria Circle
Palm Desert, CA 92211-3093

John Stewart
9092 Rama Street
Villa Park, CA 92861

John Stewart
333 City Blvd. West, 17th Floor
Orange, CA 92868

Lincoln County Tax Assessor
225 West Olive Street
Newport, OR 97365-3864

Lisa Hughes
Hughes & Sullivan
660 West First Street
Tustin, CA 92780

~~Orange County Dept. of Child~~
~~Support Services~~
~~P.O. Box 1793~~
~~Santa Ana, CA 92702~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Orange County Dept. of Child
Support Services
1055 N. Main Street, Suite 1000
Santa Ana, CA 92701

Orange County Tax Assessor
625 North Ross Street
Santa Ana, CA 92701

Orange County Tax Assessor
11 Civic Center Plaza
Santa Ana, CA 92701

Orange County Treasurer - Tax
Collector
P.O. Box 1438
Santa Ana, CA 92702

Roundup Funding, LLC
MS 550
P.O. Box 91121
Seattle, WA 98111-9221

San Bernardino Cty Tax Assessor
172 West Third Street
San Bernardino, CA 92415

~~San Bernardino County Tax~~
~~Collector~~
~~Romero Law Firm~~
~~6516 Bright Avenue~~
~~Whittier, CA 90601-4503~~
Forwarding Time Expired
Return to Sender

San Bernardino County Tax
Collector
Romero Law Firm
7743 Painter Avenue, Suite A
Whittier, CA 90602-2449

U.S. Bank N.A.
P.O. Box 5229
Cincinnati, OH 45201

Visa – US Bancorp
US Bancorp Center
800 Nicollet Mall
Minneapolis, MN 55402