



**Overbid procedure (if any):** The Court may entertain higher and better bids at the time of the hearing on the Motion. Those wishing to overbid must deliver to the Trustee's counsel at or before the hearing a cashier's check in the sum of \$25,350 payable to "Jeffrey I. Golden, Trustee." The minimum overbid is \$847,000 for reasons described in the Trustee's motion to approve sale.

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

April 9, 2013 - 10:30 a.m.  
United States Bankruptcy Court  
Courtroom "5A"  
411 W. Fourth Street  
Santa Ana, CA 92701  
\_\_\_\_\_

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

Michael G. D'Alba  
Danning, Gill, Diamond & Kollitz, LLP  
1900 Avenue of the Stars, 11th Floor  
Los Angeles, CA 90067-4402  
Phone: (310) 277-0077  
Fax: (310) 277-5735  
Email: mdalba@dgd.com  
\_\_\_\_\_

Date: 3/12/2013

## 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:  
1900 Avenue of the Stars, 11th Floor, Los Angeles, CA 90067

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)* 3/12/2013, 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)* 3/12/2013, 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.

The Honorable Erithe A. Smith  
U.S. Bankruptcy Court, Ronald Reagan Federal Building  
411 W. Fourth Street, Suite 5040  
Santa Ana, CA 92701

Service information continued on attached page

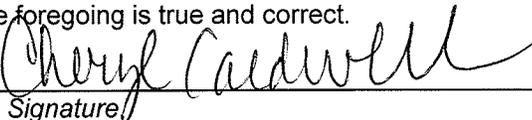
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (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.

3/12/2013  
Date

Cheryl Caldwell  
Printed Name

  
Signature

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)**

Attorney for Creditor James Bochniarz: William M. Burd wmburd@burd-naylor.com

Interested Party: Anthony Cartee acartee@ac-legal.com

Attorney for Chapter 7 Trustee: Michael G D'Alba mgd@dgdk.com, DanningGill@gmail.com

Attorney for Defendant San Botero Investors Corp.: Jerome S Demaree stan@demaree-law.com

Attorney for Debtor: Tracy Ettinghoff te@ettinghoff.com

Attorney for Creditor Bank of the West: Thomas M Geher tmg@jmbm.com,  
we1@jmbm.com;fc3@jmbm.com

Chapter 7 Trustee: Jeffrey I Golden (TR) ljones@wgllp.com, jig@trustesolutions.net

Interested Party: Anne W Hamann ahamann@piteduncan.com, efcacb@piteduncan.com

Attorney for Creditor Gary Cox, et al.: Jeffrey A Krieger jkrieger@ggfirm.com,

kwoodson@greenbergglusker.com;calendar@greenbergglusker.com;pporooshani@greenbergglusker.com

Interested Party: Christopher M McDermott efcacb@piteduncan.com

Interested Party: Casper J Rankin efcacb@piteduncan.com

Attorney for Creditor Forster Ranch Estates Community Association: Sarah M Reed  
sreed@fiorelaw.com

Interested Party: Richard A Rogan rrogan@jmbm.com, jb8@jmbm.com;to1@jmbm.com

Attorney for Creditor Marshall Gumbiner: Larry D Simons larry@lsimonslaw.com

Attorney for Creditor Bank of America, National Association: Eric J Testan etestan@frankel-  
tenant.com

United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

Interested Party: Edward T Weber bknotice@rcolegal.com