

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND GOLDEN LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wglp.com Reem J. Bello, State Bar No. 198840 rbello@wglp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Weneta M.A. Kosmala</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: SADDEK RAMZY GIRGIS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:11-bk-15495-CB CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/28/2015</p>	<p>Time: 2:30 pm</p>
<p>Location: Courtroom 5D, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 04/14/2015

Description of property to be sold: Any and all of the Estate's interests in: (1) the veterinary practice operated out of the building located at 724 E. Utica Avenue, Huntington Beach, California; (2) the real property located at 724 E. Utica Avenue, Huntington Beach, California; and (3) the real property located at 8286 Maureen Drive, Midway City, California.

Terms and conditions of sale: See attached Notice of Hearing on Motion for Order Approving Compromise of Controversy Pursuant to Federal Rule of Bankruptcy Procedure 9019. Sale is subject to any and all liens, claims, encumbrances, and liabilities. Sale is subject to Bankruptcy Court approval and overbid.

Proposed sale price: \$ 300,000.00

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): See attached overbid procedures.

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

April 28, 2015, at 2:30 p.m., Courtroom 5D, United States
Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701

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

Reem J. Bello, Esq.
Weiland Golden LLP
650 Town Center Drive, Suite 950
Costa Mesa, CA 92626
Tel: (714) 966-1000; Fax: (714) 966-1002

Date: 04/07/2015

THE OVERBID PROCEDURES – Case No. 8:11-bk-15495-CB

The procedures governing the submission of competing offers or overbids are as follows:

Qualifying bidders ("Qualifying Bidder") shall:

1. Bid at least \$325,000.00 in excess of all liens for the purchase of the Utica property, Midway property, and the Debtor's interest in the Vet Business;
2. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement on or before April 24, 2015. There shall be no contingencies of any kind;
3. Provide evidence of financial ability to timely close the sale no later than the first business day after fourteen (14) days after the entry on the bankruptcy court docket, of the order approving the Motion;
4. Submit a cashier's check for \$325,000 ("the Overbid Deposit"), which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 8 below. The Overbid Deposit and evidence of financial qualification must be delivered, no later than 5:00 p.m. on April 24, 2015, to the Trustee, in care of the Trustee's attorneys, as follows:

Reem J. Bello, Esq.
WEILAND GOLDEN LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626

5. The Buyer's Deposit and any unsuccessful Overbid Deposit that is otherwise refundable shall be refunded within ten (10) days of the final bidding round.

6. At the hearing on the Motion, only those parties who are deemed a Qualifying Bidder shall be entitled to bid. The Trustee shall have sole and absolute discretion in determining who is a Qualified Bidder;

7. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid;

8. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The amount of the Successful Bid will be the sale price (the "Sale Price"). The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further court order;

9. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

1 **WEILAND GOLDEN LLP**
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7 Attorneys for Chapter 7 Trustee
Weneta M.A. Kosmala

8 **UNITED STATES BANKRUPTCY COURT**

9 **CENTRAL DISTRICT OF CALIFORNIA**

10 **SANTA ANA DIVISION**

11 In re

Case No. 8:11-bk-15495-CB

12 **SADDEK RAMZY GIRGIS,**

Chapter 7

13 Debtor.

NOTICE OF HEARING ON MOTION FOR ORDER:

- 14
- 15 (1) APPROVING COMPROMISE OF
- 16 CONTROVERSY PURSUANT TO
- FEDERAL RULE OF BANKRUPTCY
- PROCEDURE 9019; AND
- 17 (2) AUTHORIZING SALE OF
- 18 PROPERTY OF THE ESTATE
- PURSUANT TO 11 U.S.C. § 363
- AND AUTHORIZING OVERBID
- 19 PROCEDURES; AND
- 20 (3) AUTHORIZING USE OF PROPERTY
- 21 OF THE ESTATE PURSUANT TO
- 11 U.S.C. § 363

22 **DATE: April 28, 2015**
23 **TIME: 2:30 p.m.**
24 **CTRM: 5D**
411 West Fourth Street
Santa Ana, CA 92701

25

26 **TO ALL INTERESTED PARTIES:**

27 **PLEASE TAKE NOTICE** that on **April 28, 2015, at 2:30 p.m.** in Courtroom 5D of
28 the United States Bankruptcy Court located at 411 West Fourth Street, Santa Ana,
California, a hearing will be held on the *Motion for Order: (1) Approving Compromise of*

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650 Town Center Drive, Suite 950
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Tel 714-966-1000 Fax 714-966-1002

1 *Controversy Pursuant to Federal Rule of Bankruptcy Procedure 9019; (2) Authorizing Sale*
2 *of Property of the Estate Pursuant to 11 U.S.C. § 363 and Authorizing Overbid*
3 *Procedures; and (3) Authorizing Use of Property of the Estate Pursuant to 11 U.S.C.*
§ 363 (the "Motion") filed by Weneta M.A. Kosmala, the chapter 7 trustee (the "Trustee")
of the bankruptcy estate (the "Estate") of Saddek Ramzy Girgis (the "Debtor").

4 Summary of Motion

5 Through the Motion, the Trustee seeks the Court's approval of a sale of certain
6 assets for \$300,000, subject to overbid, and the compromise of a controversy related to
7 these assets. As discussed below, the Trustee believes the purchase price represents
8 the fair market value and the proposed sale is reasonable and in the best interest of the
9 Estate. The Trustee also believes the settlement is in the best interest of the Estate in
10 that it resolves all outstanding disputes and any potential future disputes related to the
11 assets.

12 The proposed compromise is between the Trustee, on the one hand, and Debtor,
13 Faten Girgis and John Sheppard, D.M.V., on the other hand. The agreement resolves all
14 assets of the Estate, all pending motions before this Court on substantive consolidation,
15 and all adversary proceedings brought by the Trustee in the Debtor's bankruptcy case.
16 The Trustee believes the settlement is the best means of resolving the Estate's claims in
17 connection with the Estate assets and the adversary proceedings.

18 The Trustee also seeks authorization to use a minimal amount of the sale proceeds
19 to pay a total of \$1,500 to two professionals who have assisted the Trustee in determining
20 the fair market value of the two real properties in dispute.

21 Background

22 On April 19, 2011, the Debtor filed a voluntary petition under chapter 7 of the
23 Bankruptcy Code. Weneta M.A. Kosmala was appointed the chapter 7 trustee. The
24 Debtor is a veterinarian who currently operates his practice (the "Vet Business") out of the
25 building located at 724 E. Utica Avenue, Huntington Beach (the "Utica Avenue
26 Property"), which is owned by the Debtor.

27 The Debtor asserts he owns only 5% of the Vet Business. The Vet Business is
28 located at the Utica Property. The Debtor owns the Utica Property and the Vet Business
leaves the Utica Property from the Debtor.

29 In December 2007, the Debtor acquired a 100% fee interest in real property located
30 at 8286 Maureen Drive, Midway City, California (the "Midway Property"). On or about
31 December 13, 2007, the Debtor transferred title to the Midway Property to his sister, Faten
32 Ramzy Girgis ("Faten"), via a grant deed that recited that the transfer was a "bona fide gift
33 and the grantor received nothing in return. . . ."

34 On March 1, 2013, the Trustee filed a complaint against Faten to avoid and recover
35 the alleged fraudulent transfer of the Midway Property thereby commencing adversary
36 number 8:13-ap-01087-CB (the "Girgis Adversary"). Faten filed her answer to the
37 complaint on July 1, 2013.

38 On September 13, 2013, the Trustee filed a complaint against John Sheppard,
D.M.V. ("Dr. Sheppard") to avoid and preserve the alleged fraudulent transfer of the
Debtor's shares in the Vet Business to Dr. Sheppard and for declaratory relief that the
Debtor owned 100% of the shares in the Vet Business, thereby commencing adversary

1 number 8:13-ap-01299-CB (the "Sheppard Adversary"). Dr. Sheppard filed his answer on
2 November 18, 2014. Dr. Sheppard asserts he owns 95% of the shares of the Vet
Business.

3 **Proposed Settlement**

4 The Trustee, the Debtor, Faten, and Dr. Sheppard (together, the "Parties") desire to
5 avoid and spare additional legal fees and costs in connection with the Bankruptcy Case,
the Midway Property, the Vet Business, the Utica Property, the Girgis Adversary, the
6 Sheppard Adversary, and the Substantive Consolidation Motion. The Debtor has offered
\$300,000 to settle all outstanding and/or future disputes between the Parties. Therefore,
7 the Parties have entered into the Settlement Agreement and Mutual Release (the
"Sale/Agreement"), a copy of which is attached to the Motion as Exhibit "1." The salient
terms of the Sale/Agreement provide:

8
9 **1. Bankruptcy Court Approval.** The Sale/Agreement is subject to Bankruptcy
Court approval. The Sale/Agreement will become effective and binding the first business
day (the "Effective Date") after the entry by the Bankruptcy Court of a Final Order.

10
11 **2. Settlement Payment.** Concurrently with the execution of this
Sale/Agreement, the Debtor¹ has paid the Trustee, for the benefit of the Estate, the cash
sum of \$300,000.00 (the "Payment") by way of cashier's checks. The Sale/Agreement
12 was executed on January 30, 2015, and the Trustee is currently in receipt of the Payment.
In consideration for the Payment, the Trustee waives, relinquishes, and releases any and
13 all interests the Estate may have in the Vet Business, the Utica Property, and the Estate's
interest in the Midway Property as set forth in the Girgis Adversary.

14
15 **3. Debtor's Assumption of Liabilities.** The Debtor is purchasing the Estate's
interests in the Vet Business, the Utica Property, and the Midway Property subject to any
and all liens, claims, encumbrances, and liabilities. The Debtor assumes any and all liens,
16 claims, encumbrances, and liabilities, and no such liens, claims, encumbrances and/or
liabilities shall attach to the Payment received by the Estate or any other assets held by
17 the Trustee for the benefit of the Estate. Further, Debtor's exemptions, if any, shall not
be attached to the Payment and Debtor shall not receive any distribution on account of any
18 exemptions from the Estate.

19
20 **4. Dismissal of Actions.** Within 30 calendar days of the Effective Date, the
Trustee shall cause the Girgis Adversary and the Sheppard Adversary to be dismissed
with prejudice by the filing of a request for an entry of an order dismissing these
adversaries. Each Party shall bear their own attorneys' fees and costs.

21
22 **5. Withdrawal of the Substantive Consolidation Motion.** As of the Effective
Date, the Substantive Consolidation Motion shall be deemed withdrawn.

23
24 **6. Subject to Overbid.** The purchase of the Estate's interests in the assets
listed shall be subject to overbid.

25
26 **7. Mutual Releases.** The Parties shall provide the releases as set forth in the
Sale/Agreement.

27
28 ¹ Debtor's address is 724 East Utica Avenue, Huntington Beach, CA 92648.

1
2 9. Overbids shall be all cash and no credit shall be given to the
purchaser or overbidder(s).

3 **Summary of Bases for Relief**

4 Trustee believes the proposed transaction has a legitimate business justification
5 and is in the best interest of the Estate as the Sale/Compromise will generate proceeds
6 for the benefit of the creditors of the Estate. The Trustee has attempted to locate another
7 buyer for the real and personal properties but, in part due to the pending litigation, has
8 been unable to locate a buyer. No other potential purchaser has expressed interest in
9 making an offer and, in light of the nature of the pending litigation it is highly unlikely that
any other potential purchaser exists. Notice of the sale is being provided to all creditors,
and the sale is subject to overbid at the hearing. The Trustee believes the Payment
represents fair value for the properties and a complete resolution of this case.
Accordingly, the Trustee believes that the Sale/Agreement is fair and reasonable and
within the proper exercise of her business judgment. The Estate will incur no tax liability
from the Sale/Agreement between the Debtor and the Trustee.

10
11 **Summary of Relief Sought by the Motion**

12 By the Motion, Trustee seeks entry of an order providing for the following relief:

- 13 1. Granting the Motion;
- 14 2. Authorizing the Trustee to enter into the Sale/Agreement with the Parties;
- 15 3. Approving the terms of the Sale/Agreement, a copy of which is attached to
the Motion as Exhibit "1";
- 16 4. Authorizing the Trustee to execute any documents or take any actions
17 reasonably necessary to effectuate the terms of the Sale/Agreement;
- 18 5. Authorizing the Trustee to pay agents Yoshikane and Rothwell \$750 each
19 for their services in appraising the Utica and Midway properties; and
- 20 6. For such other and further relief as this Court may deem just and proper.

21 The Motion is on file with the Bankruptcy Court.

22 **Your Rights May Be Affected.** You should read these papers carefully and
23 discuss them with your attorney, if you have one. (If you do not have an attorney, you
may wish to consult one.)

24 **Deadline for Opposition Papers.** The Motion is being heard on regular notice
25 pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written
26 response with the Court and serve a copy of it upon the Movant or Movant's attorney at
27 the address set forth above no less than **14 days** prior to the above hearing date. If you
fail to file a written response to the Motion within such time period, the Court may treat
such failure as a waiver of your right to oppose the Motion and may grant the requested
relief.

1 **Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure.** The
2 undersigned hereby verifies that the above hearing date and time were available for this
type of Motion according to the judge's self-calendaring procedures.

3 **PLEASE TAKE FURTHER NOTICE** that any party requesting a copy of the Motion
4 or any supporting documents filed with the Court with respect to the Motion may contact
counsel for Trustee, Reem J. Bello, Weiland Golden LLP, by email at rbello@wgllp.com,
5 by mail at 650 Town Center Drive, Suite 950, Costa Mesa, California 92626, or by
telephone at (714) 966-1000.

6 Dated: April 7, 2015

WEILAND GOLDEN LLP

7
8 By: 

REEM J. BELLO
Attorneys for Weneta M.A. Kosmala,
Chapter 7 Trustee

Weiland Golden LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

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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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON MOTION FOR ORDER: (1) APPROVING COMPROMISE OF CONTROVERSY PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 9019; AND (2) AUTHORIZING SALE OF PROPERTY OF THE ESTATE PURSUANT TO 11 U.S.C. SECTION 363 AND AUTHORIZING OVERBID PROCEDURES; AND (3) AUTHORIZING USE OF PROPERTY OF THE ESTATE PURSUANT TO 11 U.S.C. SECTION 363** 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 indicated 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*) **April 7, 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:

Service information continued on attached page

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

On (*date*) **April 7, 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*) **April 7, 2015**, 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.

The Honorable Catherine Bauer, 411 W. 4th Street, 5th Floor, 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.

April 7, 2015
Date

Kelly Adele
Printed Name

Isi Kelly Adele
Signature

In re **Saddek Ramzy Girgis**
 Case No: 811-BK-15495-CB
 Revised: April 23, 2014 (MS)

MASTER CREDITOR SERVICE LIST

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SADDEK RAMSY GIRGIS 724 EAST UTICA AVENUE HNTINGTON BCH CA 92648-3220 DEBTOR	PETER L NISSON NISSON & NISSON 222 OCEAN AVE PH LAGUNA BEACH CA 92651-2102 DEBTOR'S COUNSEL	WENETA M KOSMALA 3 MACARTHUR PLACE SUITE 760 SANTA ANA CA 92707-6071 CHAPTER 7 TRUSTEE
UNITED STATES TRUSTEE 411 W FOURTH ST SUITE 9041 SANTA ANA CA 92701-8000		
ADVANTA CREDIT CARDS PO BOX 9217 OLD BETHPAGE NY 11804-9017	AMERICAN EXPRESS BANK FSB C/O BECKET AND LEE LLP PO BOX 3001 MALVERN PA 19355-0701	AMERICAN EXPRESS PO BOX 0001 LOS ANGELES CA 90096-8000
ANTECH DIAGNOSTICS 17672-A COWAN AVE SUITE 200 IRVINE CA 92614-6027	AT&T ADVERTISING & PUBLISHING PO BOX 500452 ST LOUIS MO 63150-0452	BANCARD SERVICES PO BOX 4499 BEAVERTON OR 97076-4499
BARBARA BURROWS 1092 GULL COURT CAROLINA SHORES NC 28467-2226	BAYER HEALTH CARE ANIMAL HEALTH DIVISION PO BOX 121026 DALLAS TX 75312-1026	BOYER TADROS LAW 5150 E PACIFIC COAST HGWY #200 LONG BEACH CA 90804-3399
BUTLER SCHEIN PO BOX 7153 DUBLIN OH 43017-0753	CALIF STATE BOARD OF EQUALIZATION ACCOUNT INFO GROUP MIC:29 PO BOX 942879 SACRAMENTO CA 94279-0029	CARLY CROSKREY 2670 N MAIN STREET SUITE 245 SANTA ANA CA 92705-6689
CST CO PO BOX 33127 LOUISVILLE KY 40232-3127	DAVID HANZICH 13891 NEWPORT AVE SUITE 125 TUSTIN CA 92780-7841	DISCOVER BANK DB SERVICING CORPORATION PO BOX 3025 NEW ALBANY OH 43054-3025
DISCOVER FINANCIAL SERVICES LLC PO BOX 3025 NEW ALBANY OH 43054-3025 PREFERRED	DON HESS 20865 CANADA ROAD LAKE FOREST CA 92630-7747	EMPLOYMENT DEVEL DEPT STATE OF CALIFORNIA BANKRUPTCY UNIT MIC 92E PO BOX 826880 SACRAMENTO CA 94280-0001
FLAGSTAR BANK 5151 CORPORATE DRIVE TROY MI 48098-2639	FRANCHISE TAX BOARD BANKRUPTCY SECTION MS: A-340 PO BOX 2952 SACRAMENTO CA 95812-2952	HAHN FIFE & COMPANY 790 E COLORADO BLVD 9TH FL PASADENA CA 91101-2193
HILLS PET NUTRITION PO BOX 148 TOPEKA KS 66601-0148	HILLS PET NUTRITION PO BOX 842257 DALLAS TX 75284-2257	HSBC RETAIL SERVICES ATTN OFFICER PO BOX 60449 CITY INDUSTRY CA 91716-0419 MAIL RETURNED 4/3/14
HUGHES AND SULLIVAN 660 WEST FIRST STREET TUSTIN CA 92780-2902	HUNTINGTON BEACH VET HOSPITAL INC. 222 OCEAN AVE PENTHOUSE 724 EAST UTICA AVENUE HUNTINGTON BEACH, CA 92648	INTERNAL REVENUE SERVICE CENTRALIZED INSOLVENCY OPS PO BOX 7346 PHILADELPHIA PA 19101-7346

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1	JASON BOYER BOYER TADROS LAW PC 5150 EAST PACIFIC COAST HIGHWAY # LONG BEACH CA 90804-3312	MARC ANDREWS WELLS FARGO & COMPANY 21680 GATEWAY CNTR DR., STE 280 DIAMOND BAR, CA 91765	LAW OFFICES OF NISON & NISON 222 OCEAN AVENUE PH LAGUNA BEACH, CA 92651
2			
3	MERIAL LIMITED PO BOX 281348 ATLANTA GA 30384-1348	INTERINSURANCE EXCHANGE OF THE AUTO CLUB C/O WATKINS & LETOSFSKY LLP 1 CENTERPOINTE DRIVE SUITE 100 LA PALMA CA 90623-2506	MERIAL LIMITED 115 TRANSTECH DR ATHENS GA 30601-1649
4			
5			
6	PACIFIC BELL DIRECTORY C/O DONALD T DUNNING 4545 MURPHY CANYON RD STE 200 SAN DIEGO CA 92123-4363	JOSEPH MANN & CREED 20600 CHAGRIN BLVD SUITE 550 SHAKER HEIGHTS OH 44122-5340	NANA GIRGIS 16781 SUMMERCLOUD LANE HNTINGTON BCH CA 92647-4256
7			
8	PAUL J NELSON 400 BAYVIEW CIRCLE SUITE 5500 NEWPORT BEACH CA 92660-8944 MAIL RETURNED 3/18/14	NAHED ANWAR GIRGIS 16781 SUMMERCLOUD LN HNTINGTON BCH CA 92647-4256	PATRICIA HENDRICKSON C/O HESTON & HESTON ATTORNEYS AT LAW 19700 FAIRCHILD RD STE 200 IRVINE CA 92612-2528
9			
10	PFIZER INC ATTN OFFICER 48500 VON KARMAN AVE IRVINE CA 92642-0520 MAIL RETURNED 4/3/14	PATRICIA A HENDRICKSON & ASSOCIATES 18377 BEACH BOULEVARD HNTINGTON BCH CA 92648-1349	PAUL L NELSON 100 BAYVIEW CIRCLE STE 3200 NEWPORT BEACH CA 92660-8908
11			
12			
13	SUPERMEDIA LLC PO BOX 619810 DFW AIRPORT TX 75261-9810	PATRICIA HENDRICKSON C/O HESTON & HESTON 19700 FAIRCHILD RD., STE 200 IRVINE, CA 92612	SUPERIOR COURT OF CALIFORNIA 8141 13TH STREET WESTMINSTER CA 92683-4576
14			
15	WELLS FARGO BANK NA BUSINESS DIRECT DIVISION 100 W WASHINGTON ST 8TH FLR PHOENIX AZ 85003-1803	SANTA ANA DIVISION 411 WEST FOURTH ST STE 2030 SANTA ANA CA 92701-4500	WELLS FARG CARD SERVICES PO BOX 10347 DES MOINES IA 50306-0347
16			
17	WELLS FARGO BANK NAT'L ASSOC PO BOX 6148 EL MONTE CA 91734-2148	UNITED PACIFIC PET 12060 CABERNET DRIVE FONTANA CA 92337-7704	WELLS FARGO BANK NAT'L ASSOC OFFICE OF THE GENERAL COUNSEL - MARC ANDREWS WELLS FARGO & COMPANY 21680 GATEWAY CENTER DR #280 DIAMOND BAR CA 91765-2456
18			
19			
20	WESTERN MEDICAL SUPPLY INC PO BOX 660849 ARCADIA CA 91066-0849	WELLS FARGO BANK NAT'L ASSOC C/O JON O BLANDA ESQUIRE 31200 VIA COLINAS SUITE 101 WESTLAKE VILLAGE CA 91362-3952	WELLS FARGO SERVICING CENTER PO BOX 30097 LOS ANGELES CA 90030-0097
21			
22		WELLS FARGO BANK PO BOX 29746 PHOENIX AZ 85038-9746	WILLIAM SCOTT AYERS LAW OFFICE OF WM SCOTT AYERS 27212 SUNDOWNER DRIVE LAGUNA HILLS CA 92653-5895
23			
24		WF BUSINESS DIRECT PO BOX 348750 SACRAMENTO CA 95834-8750	
25			
26			
27			
28			

Electronic Mail Notice List

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United States Trustee (SA) ustregion16.sa.ecf@usdoj.gov

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

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 indicated 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*) **April 7, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **April 7, 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*) **April 7, 2015**, 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.

The Honorable Catherine Bauer, 411 W. 4th Street, 5th Floor, 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.

April 7, 2015
Date

Kelly Adele
Printed Name

/s/ Kelly Adele
Signature

Electronic Mail Notice List

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