

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wgllp.com Reem J. Bello, State Bar No. 198840 rbello@wgllp.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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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re: KARLEEN S. WOOD,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:12-bk-14598-ES CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 11/19/2013</p>	<p>Time: 10:30 am</p>
<p>Location: Courtroom 5A, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 11/05/2013

Description of property to be sold: All of the Estate's right, title and interest in real property located at 208 - 210 North Madrona Avenue, Brea, California 92821-4019.

Terms and conditions of sale: Sale is as is, where is, with all faults, without warranty or recourse but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. Sections 363(b) and (f). The sale is subject to Bankruptcy Court approval and overbids.

Proposed sale price: \$ 650,000.00

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): Please see attached description of overbid procedures.

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

November 19, 2013 at 10:30 a.m., Courtroom 5A
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, Smiley, Wang Ekvall & Strok, LLP
650 Town Center Drive, Suite 950
Costa Mesa, CA 92626
Tel: (714) 966-1000 Fax: (714) 966-1002

Date: 10/29/2013

THE OVERBID PROCEDURES – Case No. 8:12-bk-14598-ES

The procedures governing the submission of competing offers or overbids are as follows:¹

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$660,000.00 in cash for the Property;
 - b. 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 attached to the Motion as Exhibit "7;"
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit of \$20,000.00 (the "Overbid Deposit") in the form of two cashier's checks, each in the amount of \$10,000.00: one payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Karleen S. Wood; and one payable to Thomas H. Casey, Chapter 7 Trustee for the Bankruptcy Estate of Marla Ware. The Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel at or before the hearing currently set for November 19, 2013, at 10:30 a.m.

¹ Capitalized terms not expressly defined herein shall have the meanings ascribed to them in the Motion.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.
4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." 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.
5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).
6. If a successful overbid is accepted and approved by the Court, then the successful overbidder shall reimburse the Buyer up to \$1,500 for its costs incurred for property inspections, etc. Proof of such costs shall be provided to the successful overbidder.

1 **WEILAND, GOLDEN,**
2 **SMILEY, WANG EKVALL & STROK, LLP**
3 Jeffrey I. Golden, State Bar No. 133040
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5 Reem J. Bello, State Bar No. 198840
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9 Telephone: (714) 966-1000
10 Facsimile: (714) 966-1002
11
12 Attorneys for Chapter 7 Trustee
13 Weneta M.A. Kosmala

14 **UNITED STATES BANKRUPTCY COURT**
15 **CENTRAL DISTRICT OF CALIFORNIA**
16 **SANTA ANA DIVISION**

17 In re

18 **KARLEEN S. WOOD,**

19 Debtor.

Case No. 8:12-bk-14598-ES

Chapter 7 Case

NOTICE OF HEARING ON MOTION FOR ORDER:

- 20 (1) **DEEMING REAL PROPERTY AN ASSET OF THE ESTATE;**
- 21 (2) **AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);**
- 22 (3) **APPROVING OVERBID PROCEDURES;**
- 23 (4) **APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m);**
- 24 (5) **AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE; AND**
- 25 (6) **DISSOLVING INVEST AMERICA LLC OUTSIDE THE ORDINARY COURSE OF BUSINESS PURSUANT TO 11 U.S.C. § 363(b)(1)**

26 [208 - 210 North Madrona Avenue, Brea,
27 California 92821-4019 – AP #296-332-04,
28 County of Orange]

**Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP**
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

Date: November 19, 2013
Time: 10:30 a.m.
Ctm: 5A
411 West Fourth Street
Santa Ana, California

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3
4 **TO THE DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND**
5 **ALL PARTIES IN INTEREST:**

6 **PLEASE TAKE NOTICE** that on **November 19, 2013, at 10:30 a.m.** in the United
7 States Bankruptcy Court for the Central District of California, Santa Ana Division, located
8 at 411 W. Fourth Street, Santa Ana, California, in courtroom 5A, the Court will hold a
9 hearing on the *Motion for Order: (1) Deeming Real Property an Asset of the Estate;*
10 *(2) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests*
11 *Pursuant to 11 U.S.C. §§ 363(b) and (f); (3) Approving Overbid Procedures; (4) Approving*
12 *Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to*
13 *11 U.S.C. § 363(m); (5) Authorizing Payment of Undisputed Liens, Real Estate Broker's*
14 *Commissions and Other Ordinary Costs of Sale; and (6) Dissolving Invest America LLC*
15 *Outside the Ordinary Course of Business Pursuant to 11 U.S.C. § 363(b)(1) ("Motion")*¹
16 filed by Weneta M.A. Kosmala, the chapter 7 trustee ("Trustee") for the estate ("Estate") of
17 Karleen S. Wood ("Debtor"), which seeks an order:

12 1. deeming the Property (defined below) an asset of both the Debtor's Estate
13 and the Ware Estate;

14 2. finding that title to the Property is in the name of both the Debtor and Marla
15 Ware individually, and the Trustee and the Ware Trustee are authorized to sell the
16 Property on behalf of both estates;

17 3. approving the Purchase Agreement (defined below) and the sale of the real
18 property located at 208 - 210 North Madrona Avenue, Brea, California 92821-4019
19 ("Property") as is, where is, with all faults, without warranty or recourse, but free and clear
20 of any and all liens, claims, and interests (described below), together with all
21 improvements, as well as all easements and appurtenances pursuant to 11 U.S.C.
22 §§ 363(b) and (f);

23 a. to John Zhang and Meng Wang and/or their assigns (together,
24 "Buyer"), whose address is 16641 Lathrop Drive, Yorba Linda, California 92886, for
25 \$650,000.00 ("Purchase Price") pursuant to the terms of the *Bid for Purchase of*
26 *Real Property, the Addendum to Purchase Agreement* entered into between the
27 Trustee and the Buyer, the *Addendum to Purchase Agreement* entered into
28 between the Ware Trustee and the Buyer, the *Addendum* dated September 17,
2013, regarding the Purchase Price, and the *Contingency Removal* (together,
"Purchase Agreement"), a copy of which is attached as Exhibit "7" to the Motion; or

b. to the successful bidder whose purchase offer for the Property is
accepted by the Trustee at the hearing on the Motion;

4. approving the overbid procedures set forth in the Motion as summarized
below;

¹ All terms not specifically defined herein shall have the meanings ascribed to them in the Motion.

- 1 5. approving the Buyer, the successful bidder, and the back-up bidder as a
- 2 "good faith" purchaser under § 363(m) of the Bankruptcy Code;
- 3 6. authorizing the Trustee to pay, through escrow, from the proceeds of the
- 4 sale and without further order of the Court, the Wells Fargo Lien (or the undisputed portion
- 5 of such lien), any other tax liens, the broker's commission, real property taxes and
- 6 assessments prorated as of the close of escrow for the sale, and any escrow fees, title
- 7 insurance premiums and other ordinary and typical closing costs and expenses payable
- 8 by the Trustee pursuant to the Purchase Agreement or in accordance with local custom;
- 9 7. determining that the sales proceeds remaining after payment of the items
- 10 set forth above ("Net Proceeds") will not be disbursed without further order of this Court;
- 11 8. attaching any unpaid portion of the Wells Fargo Lien to the sales proceeds
- 12 in the same value, priority and scope as such liens currently exist against the Property,
- 13 subject to any and all of the Trustee's rights to object to, dispute, or subordinate such lien;
- 14 9. reserving to the Trustee all rights to object to the validity, scope and priority
- 15 of any disputed liens, claims and interests;
- 16 10. authorizing the Trustee to take any and all necessary actions to
- 17 consummate the sale of the Property;
- 18 11. dissolving the LLC;
- 19 12. waiving any requirements for lodging periods of the order approving this
- 20 Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy
- 21 rules; and
- 22 13. waiving the stay of the order approving this Motion imposed by Federal Rule
- 23 of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

Assuming a sale price of \$650,000 and sales costs of 7%, the capital gain taxes would total approximately \$3,000 to be divided equally by the Estate and the Ware Estate.

After payment of the consensual lien, real estate taxes, brokers' commissions, and costs of sale, the sale will generate approximately \$88,000.00 in net proceeds, which will be divided equally between the two estates.

PLEASE TAKE FURTHER NOTICE that the Trustee seeks to sell the Property free and clear of any and all liens, claims, and interests. According to the Preliminary Report prepared by Fidelity National Title Company with an effective date of October 4, 2013 ("Title Report"), a copy of which is attached to the Motion as Exhibit "6," the following items have been recorded against the Property:

- 24 1. A deed of trust in the amount of \$504,000.00 recorded against the Property
- 25 on September 14, 2006, with a current principal balance owing of approximately
- 26 \$503,000.00 according to Schedule D ("Wells Fargo Lien");
- 27 2. Property taxes for the fiscal year 2013-2014; and
- 28 3. Property taxes, which are a lien not yet due and payable, for the fiscal year

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850 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

1 The Trustee reserves the right to object to all or any portion of each and every
claim or encumbrance that has been or will be asserted against the Property.

2 The Wells Fargo Lien is undisputed unless the payoff demand contains fees, costs,
3 or interests that appear unsubstantiated. The Trustee proposes to pay the Wells Fargo
Lien (or the undisputed portion thereof) through escrow.

4 Undisputed real property tax liens, if any, will be paid through escrow.

5 **PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and**
6 **must be submitted to the Trustee's counsel whose address is listed in the top left**
7 **hand corner of the first page of the instant Notice. Overbids are due at or before**
8 **the hearing currently set for November 19, 2013 at 10:30 a.m.**

9 **PLEASE TAKE FURTHER NOTICE** that the overbid procedures sought to be
approved by the Court are as follows:

10 1. Qualifying bidders ("Qualifying Bidder") shall:

11 a. Bid at least \$660,000.00 in cash for the Property;

12 b. 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;

13 c. Be financially qualified, in the Trustee's exercise of her sound
business judgment, to close the sale as set forth in the Purchase Agreement;

14 d. Submit an offer that does not contain any contingencies to closing the
15 sale, including, but not limited to, financing, inspection, or repair contingencies;

16 e. Submit a cash deposit of \$20,000.00 ("Overbid Deposit") in the form
of two cashier's checks in the amount of \$10,000.00: one payable to Weneta M.A.
17 Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Karleen S. Wood; and
one payable to Thomas H. Casey, Chapter 7 Trustee for the Bankruptcy Estate of
18 Marla Ware. The Overbid Deposit shall be non-refundable if the bid is deemed to
be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit,
19 written offer, and evidence of financial qualification must be delivered to the
Trustee's counsel, (whose address is listed in the top left hand corner of the first
20 page of the instant Notice) at or before the hearing currently set for November 19,
2013, at 10:30 a.m.

21 2. At the hearing on the Motion, only the Buyer and any party who is deemed a
22 Qualifying Bidder shall be entitled to bid.

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

25 4. At the hearing on the Motion and upon conclusion of the bidding process,
the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and
26 such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the
Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected
27 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
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1 Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell
2 the Property to the Back-Up Bidder without further Court order.

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

5 6. If a successful overbid is accepted and approved by the Court, then the
6 successful overbidder shall reimburse the Buyer up to \$1,500 for its costs incurred for
7 property inspections, etc. Proof of such costs shall be provided to the successful
8 overbidder.

9 The Motion is based upon the Memorandum of Points and Authorities, the
10 Declarations of Weneta M.A. Kosmala, Clarence Yoshikane, John Zhang and Meng Wang
11 and the Exhibits attached to the Motion, all pleadings, papers and records on file with the
12 Court, and on such other evidence, oral or documentary, as may be presented to the
13 Court at the time of the hearing on the Motion.

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

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

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

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

Dated: October 29, 2013

WEILAND, GOLDEN,
SMILEY, WANG EKVALL & STROK, LLP

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

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)DEEMING REAL PROPERTY AN ASSET OF THE ESTATE;(2)AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(B) AND (F);(3)APPROVING OVERBID PROCEDURES;(4)APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(M);(5)AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE; AND(6)DISSOLVING INVEST AMERICA LLC OUTSIDE THE ORDINARY COURSE OF BUSINESS PURSUANT TO 11 U.S.C. § 363(B)(1) 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*) October 29, 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*) October 29, 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.

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*) October 29, 2013, 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 Erithe Smith, 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.

October 29, 2013
Date

Kelly Adele
Printed Name

/s/ Kelly Adele
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

In re **Karleen S. Wood**
Case No: 8:12-bk-14598-ES
Revised: September 11, 2013 (KA)

MASTER CREDITORS' SERVICE LIST

1			
2			
3			
4	KARLEEN WOOD 2500 E. IMPERIAL HWY #201-513 BREA, CA 92821-6122 DEBTOR	KARLEEN S WOOD 210 N MADRONA BREA CA 92821 DEBTOR	PAMELA JAN ZYLSTRA A PROFESSIONAL CORPORATION 28241 CROWN VALLEY PKWY, STE F610 LAGUNA HILLS, CA 92677 DEBTOR'S COUNSEL
5			
6			
7	WENETA M KOSMALA 3 MACARTHUR PLACE SUITE 760 SANTA ANA CA 92707 CHAPTER 7 TRUSTEE	UNITED STATES TRUSTEE 411 W FOURTH ST SUITE 9041 SANTA ANA CA 92701-4593	GEORGE THOMAS LEONARD 1370 N BREA BLVD #205 FULLERTON CA 92835
8			
9	ALPHONSO JOHNSON JR C/O CHIEF HOLDINGS GROUP LLC 4236 58TH STREET SAN DIEGO CA 92115	AMERICAN EXPRESS PO BOX 0001 LOS ANGELES CA 90096	ATTORNEY GENERAL U S DEPT OF JUSTICE/TAX DIV CIVIL TRIAL SECTION WESTERN REGION PO BOX 683 BEN FRANKLIN STATION WASHINGTON DC 20044
10			
11			
12	BECKET & LEE LLP ATTORNEY/AGENT FOR CREDITOR PO BOX 3001 MALVERN PA 19355-0701	CHIEF HOLDINGS GROUP INC UNITED STATES CORP AGENTS INC 500 N RAINBOW BOULEVARD #300A LAS VEGAS NV 89107	CHIEF HOLDINGS GROUP LLC ATTENTION: TOM PEREZ 1844 HUBBALL DRIVE MOUNT PLEASANT SC 29466 MAIL RETURNED 7/10/13
13			
14	CHIEF HOLDINGS GROUP LLC ATTN TOM PEREZ 1808 W CANNING DRIVE MT PLEASANT SC 29466-9299	CHIEF HOLDINGS GROUP LLC/ CITY NATL C/O US CORP AGENTS INC 500 N RAINBOW BLVD #300 A LAS VEGAS NV 89107	CITY NATIONAL BANK C/O HEMAR ROUSSO & HEALD LLP 15910 VENTURA BLVD 12TH FL ENCINO CA 91436
15			
16			
17	CITY NATIONAL BANK C/O NICHOLAS PIESCHEL MOORMAN PIESCHEL LLC 1360 PEACHTREE ST NE #1205 ATLANTA GA 30309	COBB CNTY TAX COMMISSIONER JM BECKER TAX ADMINISTRATOR PO BOX 649 MARIETTA GA 30061-0649	DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSR 2007-AR1
18			
19	DISCOVER BANK DB SERVICING CORPORATION PO BOX 3025 NEW ALBANY OH 43054-3025	DISCOVER BANK DB SERVICING CORPORATION PO BOX 3025 NEW ALBANY OH 43054-3025	DISCOVER FIN SVCS LLC PO BOX 15316 WILMINGTON DE 19850
20			
21	DISCOVER PO BOX 29033 PHOENIX AZ 85038-9033	DISCOVERY FINANCIAL SERVICES PO BOX 3025 NEW ALBANY OH 43054	EMPLOYMENT DEVEL DEPT BANKRUPTCY GROUP MIC 92E PO BOX 826880 SACRAMENTO CA 94280-0001
22			
23	FRANCHISE TAX BOARD ATTENTION: BANKRUPTCY P O BOX 2952 SACRAMENTO CA 95812-2952	FRANCHISE TAX BOARD BANKRUPTCY SECTION MS: A-340 PO BOX 2952 SACRAMENTO CA 95812-2952	INTERNAL REVENUE SERVICE CENTRALIZED INSOLVENCY OPS PO BOX 7346 PHILADELPHIA PA 19101-7346
24			
25	INTERNAL REVENUE SERVICE P O BOX 7346 PHILADELPHIA PA 19114	JENNIFER WITHERELL CRASTZ HEMAR ROUSSO & HEALD LLP 15910 VENTURA BLVD 12TH FL ENCINO CA 91436	KELLEY A MCLARAN 42707 HIGH BLUFF DRIVE STE 300 SAN DIEGO CA 92130 MAIL RETURNED 7/1/13
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Weiland, Golden,
Smiley, Wang Ekvall & Strook, LLP
850 Town Center Drive, Suite 850
Costa Mesa, CA 92626
TELEPHONE 714-996-1000

1	MARLA WARE 148 BALER AVENUE BREA CA 92821	NICHOLAS PIESCHEL MOORMAN PIESCHEL LLC ONE MIDTOWN PLAZA SUITE 1205 1360 PEACHTREE STREET NE ATLANTA GA 30309	ONE HOME CAMPUS MAC X2302-04C DES MOINES IA 50328
2			
3	PACIFIC PALISADES 5805 ARMADA DRIVE CARLSBAD CA 92008	RECOVERY MGMT SYSTEMS CORP 25 SE 2ND AVENUE SUITE 1120 MIAMI FL 33131-1605	SANTA ANA DIVISION 411 WEST FOURTH ST STE 2030 SANTA ANA CA 92701-4593
4			
5	SHELL VACATIONS CLUB 40 SKOKIE BLVD #350 NORTHBROOK IL 60062	SIMPLE STRATEGIES INC C/O INCYOURBIZ CORPORATION 3540 W SAHARA #E6-135 LAS VEGAS NV 89102-5816	STATE BOARD OF EQUALIZATION PO BOX 942879 SACRAMENTO CA 94279-0001
6			
7	UNITED MILEAGE PLUS P O BOX 94014 PALATINE IL 60094-4014	US ATTORNEY'S OFFICE TAX DIVISION FEDERAL BUILDING ROOM 7211 300 N LOS ANGELES STREET LOS ANGELES CA 90012	WELLS FARGO HOME MORTGAGE 8480 STAGECOACH CIRCLE FREDERICK MD 21701
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9	WELLS FARGO HOME MORTGAGE PO BOX 30427 LOS ANGELES CA 90030-0427	WORLD MARK THE CLUB 9805 WILLOWS ROAD REDMOND WA 98052	WELLS FARGO BANK NA WELLS FARGO HOME MORTGAGE ATTN: BANKRUPTCY DEPT MAC X7801-014 3476 STATEVIEW BOULEVARD FORT MILL, SC 29715
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11			
12	U.S. BANCORP ATTN: PRESIDENT		
13	U.S. BANCORP CENTER 800 NICOLLET MALL MINNEAPOLIS, MN 55402		
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Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP
660 Town Center Drive, Suite 950
Costa Mesa, CA 92626
TELEPHONE 714-986-1000

Electronic Mail Notice List

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Catherine T Vinh ecfcacb@piteduncan.com
Gilbert R Yabes ch11ecf@piteduncan.com
Pamela Jan Zylstra zylstralaw@gmail.com

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*) **October 29, 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*) **October 29, 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.

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*) **October 29, 2013**, 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 Erithe Smith, 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.

October 29, 2013

Date

Kelly Adele

Printed Name

Isl Kelly Adele

Signature

Electronic Mail Notice List

Reem J Bello rbello@wglp.com, kadele@wglp.com
Jennifer Witherell Crastz jcrastz@hemar-rousso.com
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