

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael R. Totaro 102229 Totaro & Shanahan P.O. Box 789 Pacific Palisades, CA 90272 (310) 573-0276 (v) (310) 496-11260 (f) tsecfpacer@aol.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: Redhill Plaza, LLC Debtor(s).	CASE NO.: 8:13-bk-18192-MW CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: 06/18/2014	Time: 10:00 am
Location: Courtroom 6C, United States Bankruptcy Court, 411 W. Fourth St., Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 06/04/2014

Description of property to be sold: 2 story Commercial Office Building located at 1400 Reynolds Ave., Irvine, CA 92614, partially rented, with furniture and fixtures

Terms and conditions of sale: as is, Buyer to lease a minimum of 6,000 sq ft back to Debtor at \$1.65/sq ft. for three (3) years with 3% annual increase

Proposed sale price: \$ 7,400,000.00

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): None - see Motion to Sell

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

June 18, 2014, at 10:00 am, Courtroom 6C, 411 W Fourth St., Santa Ana, CA 92701

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

Michael R. Totaro, PO Box 789, Pacific Palisades, CA 90272, 310 573-0276 (v) (310) 496-1260 (f), tsecfpacer@aol.com

Date: 05/28/2014

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:
PO Box 789, Pacific Palisades, CA 90272

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)* 05/28/2014, 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)* 05/28/2014, 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.

Hon. Mark Wallace, United States Bankruptcy Judge, 411 W. Fourth St., Ctrm 6C, Santa Ana, CA 92701
Redhill Plaza, LLC, Ratan Baid, Manager, 3857 Birch St #573, Newport Beach, CA 92660

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.

05/28/2014 Michael R. Totaro
Date *Printed Name*

/s/ Michael R. Totaro
Signature

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Nef

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rickbaum@ecf.inforuptcy.com
- Thomas M Geher tmg@jmbm.com,
we1@jmbm.com;fc3@jmbm.com
- Robert P Goe kmurphy@goeforlaw.com,
rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Walter W Gouldsbury wwg@jmbm.com
- Richard A Rogan rrogan@jmbm.com,
jb8@jmbm.com;to1@jmbm.com
- Michael R Totaro tsecfpacer@aol.com,
G3899@notify.cincompass.com
- United States Trustee (SA)
ustpregion16.sa.ecf@usdoj.gov
- David M Wiseblood dwiseblood@wisebloodlaw.com,
dmwadmin@wisebloodlaw.com

Mail

A to Z Marketing, Inc.
1400 Reynolds Ave. #201
Irvine, CA 92614

All American Door, Inc.
524 W. Commonwealth Ave. #A
Fullerton, CA 92832

AT&T
14575 Presidio Square #CR
Houston, TX 77083

Crystal Glass & Mirror
505 S. Harbor Blvd.
Santa Ana, CA 92704

Daniel Powers
15211 Columbus Square
Tustin, CA. 92782

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Isaias Vargas
14322 Victor Dr.
Moreno Valley, CA 92553

Jimvel Maintenance Carpet Cleaning
1715 W. Francis Dr.
Anaheim, CA 92801

MacArthur Red Hill Maintenance Assn
1420 Reynolds Ave.
Irvine, CA 92614

Madulika Baid

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1400 Reynolds Ave. #104
Irvine, CA 92614

Mohsen Gounelli
26210 Summerhill Ln
Laguna Hills, CA 92653

Pacific Bell Telephone Company
%Karen A. Cavagnaro- Lead Paralegal
One AT&T Way, Room 3A104
Bedminster, NJ 07921

Smart Funding Corp.
1400 Reynolds Ave. #201
Irvine, CA 92614

Southern California Edison
Attn. Payment and Credit Services
1551 W. San Bernardino Rd.
Covina, CA 91722

Terry Engineering
14742 Newport Ave. #105
Tustin, CA 92780

The Mortgage Capital Development Corporation
c/o David M. Wiseblood
Law Offices of David M. Wiseblood
101 Montgomery Street, Suite 2700
San Francisco, CA 94104

TMC Financing
440 Pacific Ave.
San Francisco, CA 4133

