

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  STEVEN T. GUBNER - Bar No. 156593 RICHARD D. BURSTEIN - Bar No. 56661 MICHAEL W. DAVIS - Bar No. 274126 EZRA BRUTZKUS GUBNER LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: sgubner@ebg-law.com rburstein@ebg-law.com mdavis@ebg-law.com  <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: OWNER MANAGEMENT SERVICE, LLC; OMS, LLC dba in California as OMS GLOBAL, LLC, f/k/a RAMSFIRE GLOBAL, LLC; RAMSFIRE EQUITY PARTNERS, INC.; WESTSIDE SERVICING COMPANY; CD-04, INC.; CREATIVE GROUP RESOURCE, LLC; DOROTHY MATSUBA; THOMAS MATSUBA; and JAMIE MATSUBA,  Debtor(s).	CASE NO.: 1:12-bk-10231-MT CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
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<b>Sale Date:</b> TBD	<b>Time:</b> TBD
<b>Location:</b> 9301 Corbin Avenue, Northridge, CA 91324	

**Type of Sale:** ☒ Public ☐ Private

**Last date to file objections:** September 2, 2015

**Description of property to be sold:**  
See attached Exhibit "1"

**Terms and conditions of sale:**

Auction will be conducted through in-person auction by auctioneer R.L. Spear Co., Inc. with onsite viewing at 9301 Corbin Avenue, Northridge, CA 91324. The sale will be on an "as is" and "where is" basis without any representations and/or warranties subject to Bankruptcy Court approval and overbid. RL Spear's compensation will consist: (1) of reimbursement for RL Spear's expenses in an amount up to \$3,000; and, (2) a commission to RL Spears of: (a) a buyer's premium on Assets sold of 13% paid direct by the buyer to RL Spears; and, (b) a 10% commission on all Net Proceeds of sale.

**Proposed sale price:** \_\_\_\_\_ **Auction Sale/ Prices TBD**

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):**

Auction Sale

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

September 16, 2015 at 11:00 a.m. Courtroom 302, United States Bankruptcy Court, 21041 Burbank Boulevard,  
Woodland Hills, CA 91367

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

David Spear  
R.L. Spear Co., Inc.  
5776 D Lindero Canyon Road, #409  
Westlake Village, CA 91362  
telephone 818/735-0822 fax 805/ 845-3808  
www.rlspear.com

Date: 08/21/2015

## Exhibit "1" - Description of Property to be Sold

<u>Qty.</u>	<u>Description</u>
3	bookcases
1	long table
1	lot-law books
10	upholstered arm chairs
1	round conference table
1	Sterling & Noble wall clock
1	wall clock
1	framed photo
9	guest chairs
1	small desk
3	tables
1	pedestal files
1	swivel arm chair
1	fish print 15/30
1	framed art, long fingernails
3	framed mirrors
2	framed shadow boxes
3	framed Asian objects
3	framed prints
1	deco grape mirror
1	framed art
1	deco screen
1	American Gothic print
1	Hara chair
5	leather chairs
6	framed 3D art
3	framed art
1	guest chair
172	assorted art and framed mirrors in room
1	desk
1	lamp
2	swivel arm chairs
1	art
1	bow-front u-shaped desk
1	swivel arm chair
2	tables
1	framed McKnight 163/200
30	assorted art

1	General Speedrooter 92
1	Porter Cable jet steam compressor CPF6025VP
1	DeWalt 4200 psi 4.0 gpm gas pressure washer
1	Dremel tool
2	tables
1	Brother HL 22
1	Brother HL 21
1	décor
12	art
1	round dining table
4	dining chairs
1	U-shaped desk
1	paper shredder
1	Samsung SCX-4623 FW
1	HP LaserJet P1102 W
1	executive chair
2	concave upholstered chairs
1	upholstered bench
1	polished stone topped table
2	deco pedestal columns
2	lamps
1	pedestal
1	light in stone
1	small Asian cabinet
1	Dell equipment rack
1	Dell rack monitor/ keyboard
1	CTR recorder
1	Netgear Pro-Safe JGS 524E
1	APC back-up
1	lot- contents of server room not in rack
1	Samsung wall mounted flat panel TV
4	undercounter glass-door refrigerators
1	Bionaire air cleaner
1	mirror
1	small office refrigerator
1	GoEccoLife paper shredder
5	desks
5	assorted swivel arm chairs
3	fancy arm chairs
1	sofa
2	chaise chairs
1	Samsung monitor
1	desk with credenza

1	Asian cabinet
6	rolling small tables
1	bookcase
7	assorted framed art
1	Asian cabinet
1	Oreck XL air purifier
1	return desk
1	executive chair
1	Asian cabinet
2	fans
2	framed photos
3	large framed prints
22	assorted framed art
1	Asian side cabinet
1	small cabinet
1	plant in planter
1	mirror
1	butterfly cabinet
1	framed Asian chart
1	Palace framed photo
1	Lasko air purifier
20	assorted framed art
1	cultured stone conference table
8	conference chairs
1	framed print, Euro seaside
6	assorted framed art
8	Polycom phones
1	lot- office supplies