

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Linda F. Cantor (CA Bar No. 153762)
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☐ Individual appearing without attorney
☒ Attorney for: David K. Gottlieb, Chapter 7 Trustee

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

CHAPTER: 7

Debtor(s).

Sale Date: 04/23/2015

Time: 9:30 am

Location: Courtroom 302, 21041 Burbank Boulevard., Woodland Hills, CA 91367

Last date to file objections: 04/17/2015

Non-residential real estate located at 2951-2967 E. Thousand Oaks Blvd, Thousand Oaks, California (the "Property").

The purchase price for the Property is \$1,760,000 (the "Purchase Price") provided that the buyer will receive a credit at closing of \$9,500 as set forth in the Purchase and Sale Agreement (the "Sale Proceeds").

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*):

Any party wishing to bid on the Property must submit an initial overbid of \$100,000 above the Purchase Price (i.e., \$1,860,000), with subsequent bid increments of \$50,000 no later than 5:00 p.m. Pacific Daylight Time on April 21, 2015.

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

The sale will take place on April 23, 2015 at 9:30 a.m. in Courtroom 302, United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills CA 91367

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

Any and all bids shall be submitted to Linda F. Cantor, Esq., counsel to David K. Gottlieb, the Chapter 7 Trustee at 10100 Santa Monica Blvd., 13th Floor, Los Angeles, CA 90067; telephone: 310-277-6910; fax: 310-201-0760; email: lcantor@pszjlaw.com.

Date: 04/09/2015

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:

10100 Santa Monica Boulevard, 13th 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)* 04/09/2015, 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:

See Attached Service List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 04/09/2015, 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.

See Attached Service List

☒ 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)* 04/09/2015, 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.

Via Federal Express
U.S. Bankruptcy Court, Central District of California
21041 Burbank Boulevard, Suite 324 / Courtroom 302
Woodland Hills, CA 91367

☐ 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.

04/09/2015
Date

Nancy H. Brown
Printed Name

/s/ Nancy H. Brown
Signature

U.S. Bankruptcy Court
Central District Of California (San Fernando Valley)
***In re* ROGER W. MEYER, 1:12-BK-10955-MT**

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Marvin B Adviento on behalf of Creditor
DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF THE INDYMAC
INDX MORTGAGE TRUST 2007-AR21IP,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-AR21IP UNDER
THE POOLING AND SERVICING
AGREEMENT DATED
madviento@wrightlegal.net,
mjohnson@wrightlegal.net

Katherine Bunker on behalf of U.S. Trustee United
States Trustee (SV)
kate.bunker@usdoj.gov

Linda F Cantor, ESQ on behalf of Plaintiff DAVID
K GOTTLIEB
lcantor@pszjlaw.com, lcantor@pszjlaw.com

Linda F Cantor, ESQ on behalf of Trustee David
Keith Gottlieb (TR)
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Ellen M Cheney on behalf of Creditor Christina
Williams
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amansfield@hcmlawfirm.com; hcmcmecf@gmail.com
om

Alicia Clough on behalf of Creditor Montecito
Bank & Trust
alicia.clough@kayescholer.com

Alicia Clough on behalf of Defendant Montecito
Bank & Trust
alicia.clough@kayescholer.com

Theodore A Cohen on behalf of Creditor C-III
Asset Management LLC
tcohen@sheppardmullin.com,
amontoya@sheppardmullin.com

Theodore A Cohen on behalf of Creditor Wells
Fargo Bank, N.A. (f/k/a Wells Fargo Bank
Minnesota, N.A.), as Trustee for the Registered
Holders of J.P. Morgan Chase Commercial
Mortgage Securities Corp., Commercial Mortgage
Pass-Through Certi
tcohen@sheppardmullin.com,
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Ashleigh A Danker on behalf of Creditor
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Ashleigh A Danker on behalf of Defendant
MONTECITO BANK AND TRUST
adanker@dankerlawfirm.com

Ashleigh A Danker on behalf of Defendant
Montecito Bank & Trust
adanker@dankerlawfirm.com

Ashleigh A Danker on behalf of Interested Party
Courtesy NEF
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Sean B Davis on behalf of Interested Party
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Jeremy@MarguliesFaithlaw.com,
Helen@MarguliesFaithlaw.com

Jeremy Faith on behalf of Plaintiff Roger W.
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Jeremy@MarguliesFaithlaw.com,
Helen@MarguliesFaithlaw.com

Melissa J Fassett on behalf of Defendant
MONTECITO BANK AND TRUST
mjf@ppplaw.com

Melissa J Fassett on behalf of Plaintiff Montecito
Bank & Trust
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Nichole Glowin on behalf of Creditor DEUTSCHE
BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF THE INDYMAC INDX
MORTGAGE TRUST 2007-AR21IP,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-AR21IP UNDER
THE POOLING AND SERVICING
AGREEMENT DATED
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Nichole Glowin on behalf of Creditor ONEWEST
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nglowin@wrightlegal.net,
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Bitu Goodman on behalf of Creditor Olympic-Elm
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Peter J Iannuzzi on behalf of Interested Party
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Thomas E Kent - SUSPENDED BK - on behalf of

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Thomas E Kent - SUSPENDED BK - on behalf of
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Thomas E Kent - SUSPENDED BK - on behalf of
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Thomas E Kent - SUSPENDED BK - on behalf of
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Thomas E Kent - SUSPENDED BK - on behalf of
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Yale K Kim on behalf of Creditor DEUTSCHE
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MORTGAGE TRUST 2007-AR21IP,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-AR21IP UNDER
THE POOLING AND SERVICING
AGREEMENT DATED
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Yale K Kim on behalf of Creditor ONEWEST
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ykim@allenmatkins.com,
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Yale K Kim on behalf of Interested Party Courtesy
NEF
ykim@allenmatkins.com,

lpanderson@allenmatkins.com

Leslie M Klott on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDEX MORTGAGE TRUST 2007-AR21IP, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR21IP UNDER THE POOLING AND SERVICING AGREEMENT DATED
bankruptcy@zievelaw.com, lklott@zievelaw.com

Leslie M Klott on behalf of Creditor Ocwen Loan Servicing, LLC
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David B Lally on behalf of Creditor CDIS, LLC
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David B Lally on behalf of Interested Party
Courtesy NEF
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Don E Lanson on behalf of Debtor Roger W. Meyer
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Erica T Loftis on behalf of Interested Party
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smcfarland@pszjlaw.com

Elissa Miller on behalf of Creditor Presidential Bank FSB
emiller@sulmeyerlaw.com,
asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@ecf.inforuptcy.com

Elissa Miller on behalf of Interested Party
Courtesy NEF

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Charles W Oaks on behalf of Creditor Christina Williams
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Charles W Oaks on behalf of Defendant Christina Williams
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Charles W Oaks on behalf of Interested Party
Courtesy NEF
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Renee M Parker on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDEX MORTGAGE TRUST 2007-AR21IP, MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2007-AR21IP UNDER
THE POOLING AND SERVICING
AGREEMENT DATED
bknotice@earthlink.net, rmparker@wrightlegal.net

Renee M Parker on behalf of Creditor Deutsche
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and Attorney-in-fact for DBNTC
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Michael D Testan on behalf of Creditor JPMorgan
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Edward A Treder on behalf of Defendant IndyMac
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Edward A Treder on behalf of Defendant
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Edward A Treder on behalf of Defendant OneWest
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Edward A Treder on behalf of Defendant OneWest
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Meghann A Triplett on behalf of Debtor Roger W.
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William E Winfield on behalf of Mediator William
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William E Winfield on behalf of Plaintiff Roger
W. Meyer
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acooper@lrmmt.com; jnapoleone@lrmmt.com; uegeonuigwe@lrmmt.com

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

2 ***Debtor***

3 Roger W. Meyer
4 11 N. Via Los Altos
5 Newbury Park, CA 91320

6 Karen Meyer
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8 Newbury Park, CA 91320

9 ***Counsel for Chapter 11 Debtor***

10 Jeremy W. Faith
11 Margulies Faith LLP
12 16030 Ventura Blvd., Suite 470
13 Encino, CA 91436

14 ***Office of U.S. Trustee***

15 Katherine Bunker
16 915 Wilshire Blvd, Suite 1850
17 Los Angeles, CA 91007

18 Clara Zilberstein
19 1509 Norwich Avenue
20 Thousand Oaks, CA 91360-3533

21 ***Interested Party and Counsel for RCD Holdings
22 and Woodforest Square LLC***

23 Darryl R. Zilberstein
24 Law Offices of Darryl R. Zilberstein
25 31111 Agoura Rd., Ste 235
26 Westlake Village, CA 91361

27 Kevin Kritzberger
28 7292 SVL Box
29 Victorville, CA 92395-5111

30 Kevin Kritzberger
31 7292 SVL Box
32 Victorville, CA 92395-5111

33 ***Buyer***

34 Nasser Moradian, President
35 Shato Holdings
36 128 Auburn Court, Suite 205
37 Westlake Village, CA 91362