

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Thomas H. Casey - Bar No. 138264 Kathleen J. McCarthy - Bar No. 132637 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 22342 Avenida Empresa, Suite 200 Rancho Santa Margarita, CA 92688 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
---	---------------------------

<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: CHRISTOPHER KIM KAY,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:17-bk-10897-ER CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 05/10/2017</p>	<p>Time: 11:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1568, Los Angeles, California</p>	

Type of Sale: Public Private **Last date to file objections:** 04/26/2017

Description of property to be sold: See Trustee's Motion for Order (1) Authorizing the Trustee to Sell Real Property (19393 N. 99th Street, Scottsdale, Arizona) Pursuant to 11 U.S.C. §363(b); Approving Overbid Procedures; Approving Compensation of Real Estate Broker; Approving Credit to Proposed Buyers; Authorizing Distribution of Sale Proceeds Per Court Approved Settlement Agreement Between the Trustee and Defendants; and Waiving 14 Day Stay Imposed by FRBP 6004(h) ("Sale Motion") on file with the Bankruptcy Court.

Terms and conditions of sale: As-is, where-is, no contingencies
See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 2,050,000.00

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 Sale Motion for full bidding procedures; deadline for submitting overbids is May 5, 2017.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
May 10, 2017 at 11:00 a.m.

U.S. Bankruptcy Court
255 E. Temple Street
Courtroom 1568
Los Angeles, CA 90012

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

Cynthia Kleerup
Silverleaf Realty, LLC
20789 N. Pima Road, Suite 100
Scottsdale, AZ 85255
Tel (480) 734-7270
Fax (480) 502-6903
Email ckleerup@silverleaf.com

Date: 04/14/2017

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:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

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 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*) **April 14, 2017**, 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:

- Sanaz S Bereliani berelianilaw@gmail.com, chris@berelianilaw.com
- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Michael F Chekian mike@cheklaw.com, msalanick@cheklaw.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Gilbert R Yabes ecfcacb@aldridgepite.com, GRY@ecf.inforuptcy.com;gyabes@aldridgepite.com
- Timothy J Yoo tjy@lnbyb.com

Service information continued on attached page

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

On (*date*) **April 14, 2017**, 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

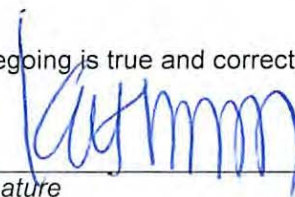
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for 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.

April 14, 2017
Date

Kathy Driggers
Printed Name


Signature

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

SERVED BY US MAIL:

Interested Party

US Bankruptcy Court
Attn: Hon. Ernest M. Robles
255 E. Temple Street, Suite 1560
Los Angeles, CA 90012

Debtor

Christopher Kim Kay
324 S. Beverly Drive, #708
Beverly Hills, CA 90212-1000

Debtor's Counsel

Sanaz S. Bereliani, Esq.
Bereliani Law Firm
11400 W. Olympic Blvd., Suite 200
Los Angeles, CA 90064

Interested Parties

Counsel for Paulina Kay

Michael Chekian, Esq.
Chekian Law Office, Inc.
11400 W. Olympic Blvd., #200
Los Angeles, CA 90064

**Trustee's Real Estate Broker and
Agent for Proposed Buyers**

Cynthia Kleerup
Silverleaf Realty, LLC
20789 N. Pima Road, Suite 100
Scottsdale, AZ 85255

Title Company

John Lotardo
Senior Underwriter/State Counsel
First American Title Insurance
Company
9000 East Pima Center Parkway
Scottsdale, AZ 85258

Clear Title Agency of Arizona
Paradise Valley
11211 N. Tatum Blvd., Ste. 150
Phoenix, AZ 85028

Escrow Company

Brandy Kirby, Escrow
Administrator
Clear Title Agency of Arizona
2910 E. Camelback Road, Suite
100
Phoenix, AZ 85016

First Trust Deed Holder

US Bank
Attn: Bankruptcy
PO Box 5229
Cincinnati, OH 45201

US Bank Home Mortgage
PO Box 790415
St. Louis, MO 63179-0415

US Bank Home Mortgage
PO Box 21948
Eagan, MN 55121

US Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301

US Bank Home Mortgage
1550 American Blvd., East 440
Bloomington, MN 55425

US Bank
Corporate Headquarters
800 Nicollet Mall
Minneapolis, MN 55402

US Bank
Agent for Service of Process
CT Corporation System
818 W. 7th Street, Ste. 930
Los Angeles, CA 90017

Mortgage Electronic Registration
Systems, Inc. as
Nominee for US Bank, NA
PO Box 2026
Flint, MI 48501-2026

Mortgage Electronic Registration
Systems, Inc.
Corporate Headquarters
1818 Library Street, Suite 300
Reston, VA 20190

Mortgage Electronic Registration
Systems, Inc.
Agent for Service of Process
The Prentice-Hall Corporation
System, Inc.
2711 Centerville Road, Suite 400
Wilmington, DE 19808

Mortgage Electronic Registration
Systems, Inc.
Agent for Service of Process
The Corporation Trust Company
Corporation Trust Center
1209 Orange Street
Wilmington, DE 19801

Mortgage Electronic Registration
Systems, Inc.
Agent for Service of Process
Genpact Registered Agent, Inc.
15420 Laguna Canyon Road,
Suite 100
Irvine, CA 92618

Second Trust Deed Holder

US Bank
Attn: Bankruptcy
PO Box 5227
Cincinnati, OH 45201

US Bank Home Mortgage
PO Box 790415
St. Louis, MO 63179-0415

US Bank Home Mortgage
PO Box 21948
Eagan, MN 55121

US Bank National Association
The Private Client Group
2222 E. Camelback Road
LM-AZ-2597
Phoenix, AZ 85016

US Bank
Corporate Headquarters
800 Nicollet Mall
Minneapolis, MN 55402

US Bank
Agent for Service of Process
CT Corporation System
818 W. 7th Street, Ste. 930
Los Angeles, CA 90017

HOA

DC Ranch HOA
The Ranch Offices on Market
Street
20555 N. Pima Road, Ste. 140
Scottsdale, AZ 85255

Interested Parties

Law Office of Kristin Young Rayer,
APC
9903 Businesspark Avenue, Suite
102
San Diego, CA 92131

Donald T. Fife, CPA
Hahn Fife & Company
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101

Creditors

APS
400 North 5th Street
Phoenix, AZ 85004-3903

APS Electric Company
Station 3200, P.O. Box 53933
Phoenix, AZ 85072-3933

Ace Funding Source, LLC
366 North Broadway, Suite 410
Jericho, NY 11753-2000

Adobe Esig
Adobe Systems, Inc.
345 Park Avenue
San Jose, CA 95110-2704

Amex
Correspondence
P.O. Box 981540
El Paso, TX 79998-1540

Andante Law
Attn: Joseph Cotterman, Esq.
4110 N. Scottsdale Road, #330
Scottsdale, AZ 85251-4423

Arizona Department of Revenue
1275 W. Washington Street
Phoenix, AZ 85007-2926

Arizona Department of Revenue
Customer Care
P.O. Box 29086
Phoenix, AZ 85038-9086

Arsine Hakobyan
130 South Sepulveda Blvd., #404
Los Angeles, CA 90049-3155

Authorize.Net
Accounts Payable
P.O. Box 947
American Fork, UT 84003-0947

Avanti Trust
655 West Broadway, Suite 1650
San Diego, CA 92101-8590

Bank of America
Nc4-105-03-14
P.O. Box 26012
Greensboro, NC 27420-6012

Barclays Bank Delaware
100 S. West Street
Wilmington, DE 19801-5015

Blue River
13200 Avaon Blvd.
Los Angeles, CA 90061-2227

~~BMO Harris Bank~~
~~P.O. Box 1111~~
~~Madison, WI 53701-1111~~
Insufficient Address
Unable to Forward
Return to Sender

BMO Harris Bank
111 West Monroe Street
Chicago, IL 60603

Bold Chat
2024 N. Woodlawn Street, #350
Wichita, KS 67208-1858

CT Corporation
111 8th Avenue, 13th Floor
New York, NY 10011-5213

Capital One
P.O. Box 30285
Salt Lake City, UT 84130-0285

Cedric Brown
1823 W. Alta Vista Road
Phoenix, AZ 85041-5506

Chase Card
Attn: Correspondence
P.O. Box 15298
Wilmington, DE 19850-5298

Citi
P.O. Box 6241
Sioux Falls, SD 57117-6241

City of Scottsdale – Water
7447 E. Indian School Road, #110
Scottsdale, AZ 85251-3922

Clark Hill, PLC
150 N. Michigan Avenue, #2700
Chicago, IL 60601-7576

Clark Hill PLC
500 Woodward Avenue, #3500
Detroit, MI 48226

Cloud Kaptan
1303 College More DN-2
Sector V, Salt Lake
Kolkata, West Bengal 700091
India

Cloud Lending
Crescent 4, Floor No. 11
Prestige Shantiniketan
ITPL Main Road
Thigalarapalya, Bengaluru
Karnataka 560048, India

Comerica Bank
1717 Main Street
Dallas, TX 75201-4612

Comerica Loan
2321 Rosecrans Avenue, #5000
El Segundo, CA 90245-4903

DC Ranch HOA
The Ranch Offices on Market
Street
20555 N. Pima Road, Suite 140
Scottsdale, AZ 85255-7155

DataX
325 E. Warm Springs Road, #202
Las Vegas, NV 89119-4238

Devin Bates
10225 W. Camelback, #45
Phoenix, AZ 85037-5080

EIN Capital
160 Pearl Street, 5th Floor
New York, NY 10005-1631

Folks & O'Connor, PLLC
Attn: Larry O. Folks
1850 N. Central Avenue, Suite
1140
Phoenix, AZ 85004-4586

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

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

Gerber Services
24 Industrial Park Road West
Tolland, CT 06084-2849

Giact
700 Central Expy S., Suite 300
Allen, TX 75013-8106

Gil Rudolph
Greenberg/Traurig
2375 E. Camelback Road, Ste.
700
Phoenix, AZ 85016-9000

Graystar Corp
c/o Airport Property Specialists
14605 N. Airport Drive, Suite 210
Scottsdale, AZ 85260-2441

Green Capital Funding
One Evertrust Plaza, Suite 1401
Jersey City, NJ 07302-3087

Gust Rosenfeld, P.L.C.
One E Washington, Suite 1600
Phoenix, AZ 85004-2553

Gust Rosenfeld P.L.C.
c/o Sean P. O'Brien
One E. Washington Street, Suite
1600
Phoenix, AZ 85004-2553

Infinity
910 Roberta Lane
Sparks, NV 89431-2076

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Ivation
111 SW 5th Avenue, Suite 3200
Portland, OR 97204

Law Offices of Daniel Balsam
2601C Blanding Avenue, #271
Alameda, CA 94501-1579

Lucy Zhang
6363 Beadnell Way, Apt. 249
San Diego, CA 92117-4164

M.E.H. Pool Service
P.O. Box 43736
Phoenix, AZ 85080-3736

Madrivo
3889 S. Eastern Avenue
Las Vegas, NV 89169-3322

Magentrix
180 West Beaver Creek Road
Richmond Hill, Ontario, L4B-1B4
Canada

Mantis Funding
64 Beaver Street, Suite 344
New York, NY 10004-2508

McDowell Mountain Ranch
Dentistry
10401 E. McDowell Mountain
Ranch Road, #130
Scottsdale, AZ 85255-7525

Morgan & Associates, PC
Attn: Bobby G. Irby
2601 NW Expressway, Suite 205E
Oklahoma City, OK 73112-7265

NCR Fundia
3097 Satellite Blvd., #100
Duluth, GA 30096-1293

NYS Department of Financial Svcs
Attn: Paula Lequerica-Sternberg
One State Street
New York, NY 10004-1561

NYS Dept. of Financial Svcs.
Attn: Jared Elost, Assist.
Counsel
One State Street, 19th Floor
New York, NY 10004-1561

NYS Workers' Compensation
Board
Finance Office, Assessment Unit
328 State Street, Room 331
Schenectady, NY 12305-3200

Oasis Corporate Cleaning
Services
830 N. 1st Avenue
Phoenix, AZ 85003-1402

Office of the AZ Attorney General
Civil Litigation, Div. Cons. Protect
1275 West Washington Street
Phoenix, AZ 85007-2926

Patricia E. Ronan Law, LLC
P.O. Box 55341
Phoenix, AZ 85078-5341

Paul Soter
California Council
149 San Felipe Avenue
San Francisco, CA 94127-2047

Paulina Kay
10422 McKinney Court
San Diego, CA 92131-6128

Payliance/Victory Payments
2 Easton Oval
Columbus, OH 43219-6036

~~Phoenix Title Loans, LLC
14301 N. 87th Street, Suite 11
Scottsdale, AZ 85260-3690
Insufficient Address
Unable to Forward
Return to Sender~~

Phoenix Title Loans, LLC
14301 N. 87th Street, Suite 118A
Scottsdale, AZ 85260-3690

Pinnacle Peak Dentistry
7679 E. Pinnacle Peak Road, #115
Scottsdale, AZ 85255-6320

Power Pay Merchant Service
Provider
320 Cumberland Avenue
Portland, ME 04101-4928

PowerUp Lending
111 Great Neck Road, Suite 216
Great Neck, NY 11021-5408

~~Proforma/D.Marquee/Denim N-
America
P.O. Box
Los Angeles, CA 90075
Insufficient Address
Unable to Forward
Return to Sender~~

Robinson Brog Leinwand
Greene Genovese & Gluck P.C.
875 Third Ave., 9th Floor
New York, NY 10220-1230

Rose Izazi James, J.D.
4220 Factoria Blvd., S.E., #305
Bellevue, WA 98006-1964

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

SFDC
The Landmark at One Market,
Suite 3
San Francisco, CA 94105

Sapphire Circle
7747 La Junta
Scottsdale, AZ 85255-2790

Silverleaf Club
18701 N. Silverleaf Drive
Scottsdale, AZ 85255-7157

Sparkletts
DS Water of America Inc.
P.O. Box 660579
Dallas, TX 75266-0579

Squar Milner LLP
4100 Newport Place, #600
Newport Beach, CA 92660-1413

State of Delaware
Division of Corporations
John G. Townsend Bldg.
401 Federal Street, Suite 4
Dover, DE 19901-3639

Stephen Boatright G&K
2575 E. Camelback Road, Suite
1100
Phoenix, AZ 85016-9254

Superior Court of AZ, Maricopa
County
1501 W. Washington, #411
Case # CV 2016-005811
Phoenix, AZ 85007-3227

Tennessee Department of
Revenue
Andrew Jackson State Office
Building
Nashville, TN 37242-0001

US Bank
P.O. Box 5229
Cincinnati, OH 45201-5229

Unique Funding Solutions
3 Hunting Quadrangle, #407
Melville, NY 11747-4602

University Lock & Security
1031 W. University Drive
Tempe, AZ 85281-3417

US Bank Home Mortgage
Attn: Bankruptcy
P.O. Box 5229
Cincinnati, OH 45201-5229

Virginia Workers' Comp.
Commission
Insurance Department
1000 DMW Drive
Richmond, VA 23220

WGCI Garnet Wet/Dye
Processing Center
2130 Laura Avenue
Huntington Park, CA 90255-2721

William Silverstein
3540 Wilshire Blvd., Suite 417
Los Angeles, CA 90010-2348

Wilmington Trust
Rodney Square North
1100 North Market Street
Wilmington, DE 19890-0001