

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

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

CASE NO.: 2:15-bk-21396-RN
CHAPTER: 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/18/2016

Time: 10:30 am

Location: 255 E. Temple Street, Courtroom 1645, Los Angeles, California 90012

Last date to file objections:

16.94 percent interest in Chapter One Santa Ana, LLC

See Notice of Hearing on Motion for Sale attached as Exhibit "A"

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 Notice of Hearing on Motion for Sale attached as Exhibit "A"

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

February 18, 2016, at 10:30 a.m. at 255 E. Temple Street, Courtroom 1645, Los Angeles, California 90012

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

Christian T. Kim
Dumas & Kim, APC
3435 Wilshire Boulevard, Suite 990
Los Angeles, CA 90010
(t) 213-368-5000
(f) 213-368-5009
ckim@dumas-law.com

Date: 01/26/2016

EXHIBIT “A”

EXHIBIT “A”

James A. Dumas (SBN 76284)
Christian T. Kim (SBN 231017)
DUMAS & KIM, APC
3435 Wilshire Blvd., Ste. 990
Los Angeles, CA 90010
Telephone: 213/368-5000
Facsimile: 213/368-5009

Attorneys for the Chapter 7 Trustee
Sam S. Leslie

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION**

In re:

JEFFREY DENNIS HALL, HILARY MCGEE
WARREN,

Debtor.

Case No.: 2:15-bk-21396-RN

[Chapter 7]

[Honorable Richard M. Neiter]

**NOTICE OF TRUSTEE'S MOTION FOR
ORDER APPROVING SALE OF
PERSONAL PROPERTY [ESTATE'S
INTEREST IN CHAPTER ONE SANTA
ANA, LLC] TO PARTNERSHIP
LIQUIDITY INVESTORS IV, LLC, FREE
AND CLEAR OF ANY ENCUMBRANCES,
LIENS OR INTERESTS, AND
APPROVING OVERBIDDING
PROCEDURES**

Date: February 18, 2016

Time: 10:30 a.m.

**Place: Courtroom 1645
255 E. Temple Street
Los Angeles, CA 90012**

**TO THE HONORABLE RICHARD M. NEITER, UNITED STATES BANKRUPTCY JUDGE,
AND ALL INTERESTED PARTIES:**

PLEASE TAKE NOTICE that on February 18, 2016, at 10:30 a.m., a hearing will be held in Courtroom 1645 before the Honorable Richard M. Neiter, United States Bankruptcy Judge, in the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, California to consider the motion of the Chapter 7 Trustee herein, Sam S. Leslie ("Trustee"), for an order authorizing the

1 sale of the personal property free and clear of liens and interests, and subject to higher and better
2 offers, and approving overbidding procedures ("Motion").

3 The Sale Agreement ("Agreement") provides for the sale of the estate's interest in Chapter
4 One Santa Ana, LLC (the "LLC Interest") for a total purchase price of \$7,500. The Agreement
5 further provides that the sale is on an as-is, where-is basis with no warranties express or implied.

6 A. Overbidding Procedures at Hearing on the Motion for Sale

7 1. The minimum overbid for the LLC Interest shall be set by the Court at the time of the
8 hearing, or, at the Court's option, following the Trustee's recommendation, the overbid shall be
9 \$1,000 above the present offer and any subsequent overbids shall be at least \$1,000 over the
10 preceding offer.

11 2. All overbids must provide for a full one-time payment of the entire purchase price.

12 3. At the conclusion of the hearing on the Motion, the Court shall determine the highest
13 and best offer for the LLC Interest and the Trustee shall proceed to consummate the sale of the LLC
14 Interest in accordance with such offer to the highest bidder without further notice to creditors or
15 hearing before this Court.

16 B. Condition of the Property

17 The sale is on an "as is - where is" basis. The Trustee makes no warranties nor
18 representations of any kind as to the condition of the LLC Interest in connection with the sale. The
19 sale is subject to Bankruptcy Court approval which shall necessarily include an overbid process.

20 You may request a complete copy of the Motion from:

21
22 Christian T. Kim
23 Dumas & Kim, APC
24 Counsel for the Trustee
25 3435 Wilshire Boulevard, Suite 990
26 Los Angeles, CA 90010

27 A complete copy of the Motion is also on file with the Clerk of the Court and may be viewed at the
28 United States Bankruptcy Court, 255 E. Temple Street, Room 940, Los Angeles, CA 90012.

PLEASE TAKE FURTHER NOTICE that any objection to the Motion or the proposed sale
must be made in writing and filed with the Court no later than fourteen (14) days prior to the hearing

1 in conformity with Local Bankruptcy Rule 9013-1(f), and consist of a written statement of all reasons
2 in opposition, an answering Memorandum of Points and Authorities, declarations, and documentary
3 evidence on which the responding party intends to rely.

4 PLEASE TAKE FURTHER NOTICE that pursuant to Local Bankruptcy Rule 9013(h), any
5 objection not timely filed and served may be deemed by the Court to be consent to the relief
6 requested and may result in the Court's issuance of an order without further notice or hearing.

7
8
9 Dated: January 26, 2016

DUMAS & KIM, APC

10 By:  

11 Christian T. Kim, Attorneys for Chapter 7 Trustee,
12 Sam S. Leslie

13 Service Date: January 26, 2016
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28

In re: Jeffrey Hall & Hilary Warren

CHAPTER: 7

CASE NUMBER: 2:15-bk-21396-RN

Debtor(s).

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: 3435 Wilshire Blvd., Ste. 990, Los Angeles, CA 90010.

A true and correct copy of the foregoing document entitled (specify): Notice of Trustee's Motion for Order Approving Sale of Personal Property [Estate's Interest in Chapter One Santa Ana LLC] to Partnership Liquidity Investors IV, LLC, Free and Clear of any Encumbrances, Liens or Interests, and Approving Overbidding Procedures: Declarations of Sam S. Leslie and Christian T. Kim in Support Thereof 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) January 25, 2016, 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:

Sam S Leslie (TR) sleslie@trusteeleslie.com, sleslie@ecf.epiqsystems.com; trustee@trusteeleslie.com
Rabin J Pournazarian enotice@pricelawgroup.com, rabin@pricelawgroup.com
Ramesh Singh claims@recoverycorp.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gom
Christian T. Kim ckim@dumas-law.com
James A. Dumas jdumas@dumas-law.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) January 25, 2016, 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.

Jeffrey Dennis Hall & Hilary Mcgee Warren
5913 Cypress Point Ave
Long Beach, CA 90808

☒ 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) January 25, 2016, 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.

Douglas A. Plazak DPLAZAK@RHLAW.COM
Jerome A. Fink jerryfink@earthlink.net

United States Bankruptcy Court
Hon. Richard Neiter
255 E. Temple St., Crt. Room 1652
Los Angeles, CA 90012

☐ 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.

January 25, 2016 Danielle M. Landeros
Date Printed Name

/s/ Danielle M. Landeros
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: Jeffrey & Hilary Warren	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:15-bk-21396-RN

Douglas A. Plazak, Esq.
Reid & Hellyer
POB 1300
Riverside, CA 92502-1300

Partnership Liquidity Investors IV, LLC
c/o Jerome A. Fink
416 9th Street
Huntington Beach, CA 92648

Label Matrix for local noticing
0973-2
Case 2:15-bk-21396-RN
Central District of California
Los Angeles
Mon Jan 25 14:37:22 PST 2016

LEA Accountancy, LLP
3435 Wilshire Blvd., Suite 990
Los Angeles, CA 90010-1998

Recovery Management Systems Corporation
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

225 N. Broadway, LLC
c/o Red Rock Realty Investment
16381 Scientific Way
Irvine, CA 92618-4354

Alden Management Group
150 Paularino Avenue, Suite 194
Costa Mesa, CA 92626-3302

American Express
Attn: Bankruptcy Dept.
16 General Warren Blvd.
Malvern, PA 19355-1245

American Express
Attn: Bankruptcy Dept.
PO BOX 0001
West Hollywood, CA 90069

American Express Bank, FSB
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

American Express Centurion Bank
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

American InfoSource LP as agent for
TD Bank, USA
PO Box 248866
Oklahoma City, OK 73124-8866

Antonio Caruso/ Edal Mira
1415 Otterbein Ave #45
Rowland Heights, CA 91748-2262

Ara Inc.
PO Box 5002
Villa Park, IL 60181-5002

Best Buy Credit Services
PO Box 688910
Des Moines, IA 50368-8910

CMRE Financial Serv. Inc
3075 E. Imperial Hwy. #200
Brea, CA 92821-6753

Capital One, N.A.
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

Chapman Medical Center
1301 North Tustin Avenue
Santa Ana, CA 92705-8619

Chase Bank USA
P.O. Box 15298
Wilmington, DE 19850-5298

Clint & Marcella Hufford
9779 La Arena Circle
Fountain Valley, CA 92708-5132

Crandall's Plumbing
18291Gothard Street, Suite #101
Huntington Beach, CA 92648-1202

Debbe Warren
5913 Cypress Point Avenue
Long Beach, CA 90808-2150

Discover
PO Box 29033
Phoenix, AZ 85038-9033

Discover Bank
Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

Doctors Ambulance Service
23091 Terra Drive
Laguna Hills, CA 92653-1368

Empire Building, LLC
18500 Von Kerman Avenue, Suite 150
Irvine, CA 92612-0508

Eric Beneker
7705 Alondra Blvd
Paramount, CA 90723-5003

Eric Beneker/ EB Design
7705 Alondra Blvd
Paramount, CA 90723-5003

Hoag Hospital
500 Superior Ave, Suite 250
Newport Beach, CA 92663-3662

James Jensen
2309 W Blueberry ln
Santa Ana, CA 92706-2215

James and Denise Hall
93 Fairway Drive
Daly City, CA 94015-1215

Kohl's
PO Box 2983
Milwaukee, WI 53201-2983

Lelia Jensen
2309 W Blueberry Ln
Santa Ana, CA 92706-2215

Linda Swisher
2008 Ave of the Trees
Carlsbad, CA 92008-1104

Maria Zawadski
638 E Walnut Ave
Burbank, CA 91501-1726

Modern Luxury
DM Luxury, LLC
3280 Peachtree Road, NE
Atlanta, GA 30305-2430

Newport Harbor Anesthesia Group
PO Box 515412
Los Angeles, CA 90051-6712

PYOD, LLC its successors and assigns as assi
of Citibank, N.A.
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Pactrust Bank
18500 Von Karman Ave Ste 1100
Irvine, CA 92612-0546

Progressive Management Systems
P.O. Box 2220
West Covina, CA 91793-2220

RC Agnew MD
OBGYN Medical Corp
351 Hospital Road, #306
Newport Beach, CA 92663-3505

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Robinson Hill Architecture Inc.
3195 B Airport Loop Dr.
Costa Mesa, CA 92626-3406

Ryan Chase
129 W Wilson St ST 100
Costa Mesa, CA 92627-1586

Schools First FCU
P.O. 11547
Santa Ana, CA 92711-1547

TD Bank USA/Target Credit
3701 Wayzata Blvd
Minneapolis, MN 55416-3401

Tom Fasel
610 Newport Center Dr. 810
Newport Beach, CA 92660-6463

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

VISA
P.O. Box 30642
Salt Lake City, UT 84130-0642

Wells Fargo Bank NA
PO Box 10438
Des Moines IA 50306-0438

Wells Fargo Dealer Services
P.O. Box 25341
Santa Ana, CA 92799-5341

Western M.C. Santa Ana
1301 North Tustin Avenue
Santa Ana, CA 92705-8619

WfFNB/Health Advantage
CSCL DSP TM MAC
PO BOX 14517
Des Moines, IA 50306-3517

Hilary Mcgee Warren
5913 Cypress Point Ave
Long Beach, CA 90808-2150

Jeffrey Dennis Hall
5913 Cypress Point Ave
Long Beach, CA 90808-2150

Rabin J Pournazarian
15760 Ventura Blvd Ste 800
Encino, CA 91436-3000

Sam S Leslie (TR)
3435 Wilshire Blvd., Suite 990
Los Angeles, CA 90010-1998

End of Label Matrix
Mailable recipients 55
Bypassed recipients 0
Total 55

In re: Jeffrey Hall & Hilary Warren

CHAPTER: 7

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Debtor(s).

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Sam S Leslie (TR) sleslie@trusteeleslie.com, sleslie@ecf.epiqsystems.com; trustee@trusteeleslie.com
Rabin J Pournazarian enotice@pricelawgroup.com, rabin@pricelawgroup.com
Ramesh Singh claims@recoverycorp.com
United States Trustee (LA) ustregion16.la.ecf@usdoj.gov
Christian T. Kim ckim@dumas-law.com
James A. Dumas jdumas@dumas-law.com

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Jeffrey Dennis Hall & Hilary Mcgee Warren
5913 Cypress Point Ave
Long Beach, CA 90808

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Douglas A. Plazak DPLAZAK@RHLAW.COM
Jerome A. Fink jerryfink@earthlink.net

United States Bankruptcy Court
Hon. Richard Neiter
255 E. Temple St., Crt. Room 1652
Los Angeles, CA 90012

☐ 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.

January 26, 2016

Danielle M. Landeros

/s/ Danielle M. Landeros

Date

Printed Name

Signature

In re: Jeffrey Hall & Hilary Warren

CHAPTER: 7

CASE NUMBER: 2:15-bk-21396-RN

Debtor(s).

Douglas A. Plazak, Esq.
Reid & Hellyer
POB 1300
Riverside, CA 92502-1300

Partnership Liquidity Investors IV, LLC
c/o Jerome A. Fink
416 9th Street
Huntington Beach, CA 92648