

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  LAW OFFICE OF W. DEREK MAY W. DEREK MAY, CSB#246327 400 N. MOUNTAIN AVE., SUITE 215B UPLAND, CA 91786 PHONE: 909-920-0443 FAX: 909-912-8114 wdmlaw17@gmail.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
--	--------------------

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: Bridgestream Management LLC          Debtor(s).	CASE NO.: 2:17-bk-12631 ER CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 06/13/2017	<b>Time:</b> 10:00 am
<b>Location:</b> 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/30/2017

**Description of property to be sold:**

Commercial property, office building, located at the common address of 3218 East Holt Ave., West Covina, CA 91791 ("Property"). For further details regarding the property and proposed sale please refer to Document #25 in this case, filed on May 2, 2017.

**Terms and conditions of sale:**

The Commercial property will be sold on an "as is, where is" basis and without representations or warranties of any kind, nature, or description by the Debtor, except to the extent expressly set forth in Purchase and Sale Agreement (See Document 25-1, Exhibit "B" for full details)

**Proposed sale price:** \$ 1,800,000.00

**Overbid procedure (if any):** Overbids are due in writing by 5:00 p.m. on 6/12/2017. Minimum overbid is \$15,000 above proposed purchase price. For further details on how to qualify as an overbidder please refer to Motion to Approve Sale filed on May 2, 2017, Docket 25 or contact persons set forth below.

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

6/13/2017 at 10:00 a.m., 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012

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

Sales Agent for Seller/Debtor: Shumei Kam, Coldwell Banker George Realty, 660 W. Huntington Drive, Arcadia, CA 91007, 626-462-5678 Office, 626-445-1100 Fax, skam@coldwellbanker.com

The Property is available for inspection during normal business hours. Please contact Shumei Kam to schedule an inspection.

Gail Greenwood or Jeremy Richards may be contacted for further information on the Property or to submit an overbid. Telephone is 310-277-6910, email at jrichards@pszjlaw.com, ggreenwood@pszjlaw.com

Date: 05/23/2017

## 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:  
400 N. Mountain Ave., Suite 215B, Upland, CA 91786

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*) 5/23/2017, 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:

- **David B Golubchik** dbg@lnbyb.com, dbg@ecf.inforuptcy.com
- **Gail S Greenwood** ggreenwood@pszjlaw.com, rrosales@pszjlaw.com
- **Alvin Mar** alvin.mar@usdoj.gov
- **W. Derek May** wdmlaw17@gmail.com, r48266@notify.bestcase.com
- **John A Perry** jperry@rewlaw.com
- **Jeremy V Richards** jrichards@pszjlaw.com, bdassa@pszjlaw.com; imorris@pszjlaw.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

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

On (*date*) 5/23/2017, 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.

U.S. Bankruptcy Court  
Hon. Ernest Robles  
255 East Temple Street, Suite 1560  
Los Angeles, CA 90012

☒ 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.

5/23/2017  
Date

W. Derek May  
Printed Name

/s/ W. Derek May  
Signature

**ADDITIONAL PARTIES SERVED VIA U.S. MAIL:**

Coldwell Banker George Realty Inc.  
660 W. Huntington Drive  
Drive, Arcadia, CA 91007-3424

David Hsu  
6203 Oak Ave.  
Temple City, CA 91780

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

Fundamental Credit, L.P.  
Attn: John W. Krieger  
c/o John C Lukes/Crown City Capital  
180 S. Lake Ave., #415  
Pasadena, CA 91101

INTERNAL REVENUE SERVICE  
300 North Los Angeles Street  
M/S 5022  
Los Angeles, CA 90012

LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR  
PO BOX 54110  
LOS ANGELES CA 90054-0110

Lucy Gao  
3218 East Holt Ave.  
West Covina , CA 91791

Peter Seh  
c/o L/O of Lilli B. Musil  
701 S. Atlantic Blvd., #202  
Monterey Park, CA 91754

Polycomp Trust Co .  
c/o Cervenka & Lukes Mortgage Corp  
180 S. Lake Ave., Suite 110  
Pasadena , CA 91101

Westfield Group, LLC  
521 CORALRIDGE PL  
CITY OF INDUSTRY CA 91746