

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  WEILAND GOLDEN GOODRICH LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wglp.com Beth E. Gaschen, State Bar No. 245894 bgaschen@wglp.com 650 Town Center Drive, Suite 600 Costa Mesa, CA 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Jeremy W. Faith	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re:  ROBERT HESSELGESSER, M.D.,       Debtor(s).	CASE NO.: 9:17-bk-11579-DS  CHAPTER: 7       <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
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<b>Sale Date:</b> n/a	<b>Time:</b> n/a
<b>Location:</b> n/a	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/12/2019

**Description of property to be sold:** Numerous pieces of fine art and other collectibles.

**Terms and conditions of sale:** See attached Notice of Chapter 7 Trustee's Motion for Order Authorizing: (1) Sale of Personal Property Pursuant to 11 U.S.C. Sections 363(b) and (f); and (2) Employment of Abell Action Company, Inc., as Auctioneer ("Notice").

**Proposed sale price:** \_\_\_\_\_

**Overbid procedure (if any):** n/a

Abell Auction Company, Inc., will determine the date(s) and sales format of the auction.

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

The Trustee is seeking to sell the property free and clear under 11 U.S.C. Section 363(b) and (f). The Trustee's motion was filed without a hearing being set pursuant to Local Bankruptcy Rule 9013-1(o). Accordingly, no hearing will be held unless one is requested by a party opposing the motion.

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

Beth E. Gaschen, Esq.  
WEILAND GOLDEN GOODRICH LLP  
650 Town Center Drive, Suite 600, Costa Mesa, CA 92626  
Telephone: (714) 966-1000; Fax: (714) 966-1002  
Email: bgaschen@wglp.com

Joseph Baratta  
ABELL AUCTION COMPANY, INC.  
2613 Yates Ave., Commerce, CA 90040  
Telephone: (323) 724-8102  
Email: joe@abell.com

Date: 03/26/2019

1 Jeffrey I. Golden, State Bar No. 133040  
jgolden@wglp.com  
2 Beth E. Gaschen, State Bar No. 245894  
bgaschen@wglp.com  
3 **WEILAND GOLDEN GOODRICH LLP**  
650 Town Center Drive, Suite 600  
4 Costa Mesa, California 92626  
Telephone 714-966-1000  
5 Facsimile 714-966-1002  
  
6 Special Counsel for Chapter 7 Trustee  
Jeremy W. Faith  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **NORTHERN DIVISION**

11 In re  
12 ROBERT HESSELGESSER, M.D.,  
13 Debtor.

Case No. 9:17-bk-11579-DS  
Chapter 7

**NOTICE OF CHAPTER 7 TRUSTEE'S  
MOTION FOR ORDER AUTHORIZING:**

- (1) SALE OF PERSONAL PROPERTY  
PURSUANT TO 11 U.S.C. §§ 363(b)  
AND (f); AND
- (2) EMPLOYMENT OF ABELL  
AUCTION COMPANY, INC., AS  
AUCTIONEER

[No Hearing Required Pursuant to Local  
Bankruptcy Rule 9013-1(o)]

**TO ALL PARTIES IN INTEREST:**

**PLEASE TAKE NOTICE** that Jeremy W. Faith, the duly appointed, qualified and acting chapter 7 trustee (the "Trustee") for the bankruptcy estate (the "Estate") of Robert Hesselgesser, M.D. (the "Debtor"), has filed the Motion for Order Authorizing: (1) Sale of Personal Property Pursuant to 11 U.S.C. §§ 363(b) and (f); and (2) Employment of Abell Auction Company as Auctioneer ("Motion").<sup>1</sup> By the Motion, the Trustee seeks authority to sell numerous pieces of fine art and other collectibles and to employ Abell Auction Company, Inc. ("Auctioneer"), a firm of auctioneers and appraisers, as his auctioneer to sell the assets by auction. The Auctioneer anticipates a gross recovery value by auction of approximately \$145,000.

<sup>1</sup> All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

**Weiland Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

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 650 Town Center Drive, Suite 600  
 Costa Mesa, California 92626  
 Tel 714-966-1000 Fax 714-966-1002

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**Background**

On August 31, 2017, an involuntary chapter 7 petition was filed against the Debtor by petitioning creditors Charles Aarni, Charles W. Aarni Employee Profit Sharing Plan, Allan Chodor, Mary and Marvin Owen 1993 Trust and The McGowan Exemption Trust dated 03/26/2003. The order for relief was entered on December 4, 2017. Jeremy W. Faith was appointed chapter 7 trustee on December 14, 2017. The Debtor’s real and personal property assets include antiques, art, violins, minerals, coins, swords, jewelry, precious metals, antique guns and other collectibles which the Debtor valued at \$74,850,000.00.

**Proposed Sale of the Property**

At the Trustee’s request, the Auctioneer visited the Debtor’s residence on three occasions to appraise selected contents of the Debtor’s collections (“Property”), as described in the appraisal (“Appraisal”) attached to the Motion as Exhibit 2. The Trustee supervised the Auctioneer’s inspection and inventory of the Property. Based on its review, the Auctioneer anticipates a gross recovery value by auction of approximately \$145,000. The Property is located at the Auctioneer’s premises at 2613 Yates Avenue, Commerce, California (“Premises”), which is a secure facility.

The Debtor’s Schedule D reflects the following secured claimants:

Creditor	Amount	Collateral
Bank of Sierra	\$1,251,622.00	Residence and Gold coin collection <sup>2</sup>
Chase	\$516,466.25	Residence
Citibank NA	\$54,989.00	Residence
JPMorgan Chase & Co.	\$Unknown	Riverside property
Larry Brasler	\$434,200.00	Jewelry, coins, gold bar, antique guns, minerals <sup>3</sup>
Laura Ann Hartz (JC)	\$550,000.00	Residence
Laurence H. Levine	\$1,228,907.00	Sword Collection (in possession of creditor) <sup>4</sup>
Los Angeles Federal Credit Union	\$6,872.73	2006 Lexus LS
Los Angeles Federal Credit Union	\$2,985.69	2002 Lexus IS
Pacific Western Bank	\$316,767.03	Residence
Patricia Scarfone-Sulz (JC)	\$Unknown	Residence
Sandra Lee Dawson (JC)	\$Unknown	Residence
Select Portfolio Servicing, Inc. SPS	\$1,611,589.10	Residence
Union Bank	\$300,000.00	Residence and LLC interests
Ventura County Treasurer-Tax Collector	\$10,129.62	Residence
Washington Mutual/JPMorgan Chase	\$267,912.00	Residence
Washington Mutual/JPMorgan	\$160,000.00	Residence

<sup>2</sup> The gold coin collection is not part of the Property sought to be sold through the Motion.

<sup>3</sup> These items are not being sold as part of the Motion.

<sup>4</sup> The Trustee has determined that the sword collection that is the collateral for Mr. Levine’s secured claim are certain swords belonging to a third party entity and has abandoned the Estate’s interest, to the extent there was one, in these swords.

1	Chase		
2	Washington Mutual/JPMorgan Chase	\$1,885,000.00	Residence
3	Washington Mutual/JPMorgan Chase	\$90,000.00	Residence

4 In addition to the liens scheduled by the Debtor, multiple secured proofs of claim  
5 have been filed:

6	Secured Party	Proof of Claim – Date Filed	Amount	Collateral
7	Jesse Lee	Claim No. 4 – 2/14/18	\$166,375.00	Debtor's personal guarantee
8	Department of Treasury – Internal Revenue Service	Claim No. 18 – 3/1/18	\$68,523.72 (secured), \$172,079.61 (priority unsecured), \$27,030.35 (general unsecured)	All property of the Debtor
9				
10	Pacific Western Bank	Claim No. 20 – 3/2/18	\$329,755.28	Real property and personal property based upon ORAP lien
11	Bank of the Sierra	Claim No. 21-2-3/12/18	\$1,257,994.96 plus accruing interest and fees	Debtor's residence, 86 Japanese coins in bank's possession, and the Debtor's membership interests in Lompoc Radiation Oncology Center, LLC, Los Robles Associates, LLC, and Westlake Radiation, LLC
12				
13				
14				
15	Laura Ann Hartz, Patricia Scarfone-Sulz, Sandra Lee Dawson	Claim No. 33 – 3/24/18	\$843,171.72	Debtor's residence and any other real property located in Los Angeles County, Ventura County, and San Luis Obispo County
16				
17	MUFG Union Bank, N.A. (Pacific Capital Bank N.A. dba Santa Barbara Bank and Trust)	Claim No. 43 – 4/5/18	\$547,798.40	Debtor's membership interests in (a) Super98, LLC; (b) Coastal Radiation Oncology Medical Group; (c) CROMG, LLC; (d) Casa Radiation, LLC; and (e) Westlake Radiation, LLC
18				
19				
20	Laurence H. Levine	Claim No. 66 – 5/24/18	\$1,278,906 plus accrued and unpaid interest, less the amount of a partial pay down in 2017	Sword collection
21				
22	Thomas Hand	Claim No. 70 – 5/25/18	\$100,000	Real property located in Palmdale
23	Los Angeles Federal Credit Union	Claim No. 73 – 6/20/18	\$3,302.79	2002 Lexus IS
24	Los Angeles Federal Credit Union	Claim No. 74 – 6/20/18	\$7,983.59	2006 Lexus LS
25	Ventura County Tax Collector	Claim No. 76 – 8/20/18	\$5,064.81	Debtor's residence

26 A search of public records through Westlaw revealed the following UCC  
27 filings exist:

28

Weiland Golden Goodrich LLP  
 650 Town Center Drive, Suite 600  
 Costa Mesa, California 92626  
 Tel 714-966-1000 Fax 714-966-1002

Filing Date/ Number	Secured Party	State	Status/Comments
October 10, 2014 / 147432047062	Patricia Scarfone-Sulz, Laura Ann Hartz, Sandra Lee Dawson	CA	Judgment Lien
March 25, 2015 / 15745630420	Ojai Community Bank	CA	Financing Statement – collateral is 86 Japanese coins
January 17, 2017 / 17-7566645118	Laurence Levine	CA	Financing Statement
December 4, 2017 / 177619447389	The Survivor's Trust Under the Shields Family Trust	CA	Judgment Lien
March 28, 2018 / 18- 7640604743	Cardinal Collection Educational Foundation, Martin Logies, John Skirtich	CA	Judgment Lien

The Auctioneer will provide insurance coverage from The Hartford for the appraised value of the Property.

The Trustee proposes to sell the Property at a “no-reserve” auction of any sales format, including live-onsite, online only or live-onsite combined with online/phone bidding (“Auction”) to be conducted by the Auctioneer. In the event any items remain unsold upon the conclusion of the bidding, the Trustee will be informed and offered an opportunity to sell those items in a subsequent auction.

The terms of the proposed Auction as set forth in the Auction Consignment Agreement and Addendum to Consignment Agreement (together, “Agreement”), a copy of which is attached to the Motion as Exhibit 6, are:

- (1) The Auctioneer shall arrange, prepare for inspection and sale, photograph and number the assets in lots, catalog same, and register buyers;
- (2) Following notice and advertising, the Property will be sold to the highest bidder at the Auction;
- (3) The Auctioneer will be allowed a budget of \$2,000 for any miscellaneous expense in regard to the Auctioneer’s employment in the Case and any future auction;
- (4) The Auctioneer will be entitled to:
  - (a) a commission rate of 17% of the gross proceeds of a paid item less any required sales tax;
  - (b) an 18% buyer’s premium as its compensation to be added to the cost of each sale which will not be paid from the proceeds of the Auction and from which the Auctioneer will absorb out-of-pocket expenses for online bidding, administrative costs, credit card fees, and customer services, etc.;
  - (c) an additional 5% for any item sold through the Live Auctioneers platform (therefore, any item sold through LiveAuctioneers would have a commission of 23%);
- (5) The Auctioneer will obtain personal property coverage for the Property and will maintain the coverage until the Property has been removed by buyers; and

Weiland Golden Goodrich LLP  
 650 Town Center Drive, Suite 600  
 Costa Mesa, California 92626  
 Tel 714-966-1000 Fax 714-966-1002

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Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

1 (6) The Auctioneer will be responsible for collecting money from buyers,  
2 providing a bill of sale to buyers, and paying all applicable sales taxes. The  
3 Auctioneer shall turn over the gross proceeds less applicable sales taxes<sup>5</sup> to the  
4 Trustee no later than 7 days following the Auction (except that all proceeds less  
5 sales tax for items sold via the LiveAuctioneers platform will be sent to the Trustee  
6 by wire transfer within fifteen (15) days of the conclusion of any Auction, in order to  
7 allow additional time to receive payments from overseas). The Auctioneer shall  
8 submit a sold item and expense report (the "Auction Report") to the Trustee no later  
9 than 21 days after the Auction. The Auction Report will include, at a minimum: the  
10 date of the sale, each item sold, the sale price and the name, address, and  
11 telephone number of the purchaser – in the case of lots, a brief description of each  
12 lot sold as well as the sale price and purchaser thereof – the gross proceeds of  
13 sale, a statement that the gross proceeds have been turned over to the Trustee,  
14 and a descriptive list of the items that were not sold but which were returned to the  
15 Trustee. Within 7 days of receipt of the Auction Report, the Trustee shall file the  
16 Auction Report with the Bankruptcy Court together with a declaration (the  
17 "Trustee's Declaration") stating that: the Trustee has compared the Auction Report  
18 to the list of items/lots sold, the Auction Report is satisfactory, the gross funds have  
19 been turned over to the Trustee, and the Auctioneer has been compensated  
20 pursuant to the terms previously approved by the Court or will be compensated in  
21 the future consistent with the terms of a duly noticed application for compensation.  
22 The Trustee shall also apply to the Court for authorization to exonerate the  
23 Individual Bond (defined below). Provided that the Trustee has obtained Court  
24 authorization to pay the Auctioneer as part of a duly noticed application, the  
25 Trustee shall compensate the Auctioneer for the Court-approved fees and  
26 expenses within 7 calendar days of filing the Auction Report and Trustee's  
27 Declaration with the Court.

15 The Auctioneer has extensive experience and knowledge in conducting sales and  
16 auctions of the type contemplated herein, and has operated as an auction house since the  
17 early 1900s. The Auctioneer independently conducts a weekly auction whereby a fresh  
18 inventory of high-end modern furnishings, antiques and jewelry are sold to individual  
19 buyers, designers, collectors, dealers, set designers, and celebrities. The Auctioneer also  
20 holds quarterly auctions of inventory consisting of period furniture, high-end home  
21 furnishings, and fine art, at times retrieved from the estates of well-known public figures  
22 and entertainers. Thus, the Auctioneer will attract the exact type of buyer needed to sell  
23 the Property.

20 The Auctioneer has a \$20,000.00 State of California surety bond ("Blanket Bond").  
21 In addition to the Blanket Bond, the Auctioneer has obtained a single auction performance  
22 bond specifically for the auction of the Property in the amount of \$125,000.00, which is  
23 sufficient to protect the value of the Property. The Individual Bond is a cost of sale.

23 The Auctioneer will provide insurance coverage from The Hartford for the  
24 appraised value of the Property and will maintain such coverage until the Property has  
25 been removed by buyers.

**Employment of the Auctioneer**

25 The Trustee proposes to employ the Auctioneer to provide advertising, cataloging,  
26 registration of bidders, auctioneering, check-out and collection services for the sale of the  
27 Property. The Auctioneer is highly experienced, does not hold an interest adverse to the

28 <sup>5</sup> The Auctioneer will collect and remit appropriate sales tax to the State of California.

Weiland Golden Goodrich LLP  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

1 Estate, is not a creditor of the Debtor, and no one employed by the Auctioneer is related  
2 to the bankruptcy judge in this case.

3 The terms of the Auctioneer’s proposed employment provide that the Auctioneer  
4 will receive:

- 5 (1) a budget of \$2,000 for any miscellaneous expense in regard to the  
6 Auctioneer’s employment in the Case and any future auction;
- 7 (2) a commission rate of 17% of the gross proceeds of a paid item less  
8 any required sales tax;
- 9 (3) an 18% buyer’s premium as its compensation to be added to the cost  
10 of each sale which will not be paid from the proceeds of the Auction and from which  
11 the Auctioneer will absorb out-of-pocket expenses for online bidding, administrative  
12 costs, credit card fees, and customer services, etc.; and
- 13 (4) an additional 5% for any item sold through the Live Auctioneers  
14 platform (therefore, any item sold through LiveAuctioneers would have a  
15 commission of 23%).

16 The Auctioneer will be responsible for collecting money from the buyers, providing  
17 a bill of sale to buyers, and paying all applicable sales taxes. The Auctioneer shall turn  
18 over the gross proceeds less applicable sales taxes to the Trustee no later than 7 days  
19 following the Auction (except that all proceeds less sales tax for items sold via the  
20 LiveAuctioneers platform will be sent to the Trustee by wire transfer within fifteen (15)  
21 days of the conclusion of any auction, in order to allow additional time to receive  
22 payments from overseas). The Auctioneer shall submit the Auction Report to the Trustee  
23 no later than 21 days after the Auction. Within 7 days of receipt of the Auction Report, the  
24 Trustee shall file the Auction Report with the Bankruptcy Court together with the Trustee’s  
25 Declaration. The Trustee shall also apply to the Court for authorization to exonerate the  
26 Individual Bond. Provided that the Trustee has obtained Court authorization to pay the  
27 Auctioneer as part of a duly noticed application, the Trustee shall compensate the  
28 Auctioneer for the Court-approved fees and expenses within 7 calendar days of filing the  
Auction Report and the Trustee's Declaration with the Court.

The Trustee believes there will be no tax liability from the sale of the Property since  
it is anticipated that the ultimate sales price will be less than the amount the Debtor paid to  
acquire the Property. In its Schedules, the Debtor valued all of his real and personal  
property assets at more than \$74 million. If there is any resulting tax liability that exists  
beyond the taxes paid by the Auctioneer as part of the auction, the tax liability will be paid  
from the net sale proceeds.

**Summary of Bases for Relief**

The Trustee believes it is in the best interests of the Estate to employ the  
Auctioneer as the Auctioneer has extensive experience and knowledge in conducting  
sales and auctions of the type contemplated herein, and has operated as an auction  
house since the early 1900s. The Auctioneer independently conducts a weekly auction  
whereby a fresh inventory of high-end modern furnishings, antiques and jewelry are sold  
to individual buyers, designers, collectors, dealers, set designers, and celebrities. The  
Auctioneer also holds quarterly auctions of inventory consisting of period furniture, high-  
end home furnishings, and fine art, at times retrieved from the estates of well-known  
public figures and entertainers. Thus, the Auctioneer will attract the exact type of buyer  
needed to sell the Property.

Here, the Trustee believes that the proposed Auction has a legitimate business  
justification and is in the best interest of the Estate as it will permit the value of the  
Property to be maximized. There is a limited market for the Property and selling the



1 Property through a general auction will not likely yield as high a price as can be achieved  
2 through the consignment of the Property with the Auctioneer and allowing the pieces to be  
sold through its auction process.

3 **Summary of Relief Sought by the Motion**

4 By the Motion, the Trustee seeks entry of an order providing for the following relief:

- 5 1. Authorizing the Trustee to employ the Auctioneer to sell the Property at a  
public auction sale pursuant to the terms set out in the Agreement;
- 6 2. Approving the terms of the Agreement;
- 7 3. Authorizing the sale of the Property as-is, where-is, without representation or  
warranty, free and clear of any and all liens and interests pursuant to 11 U.S.C. §§ 363(b)  
and (f);
- 8 4. Attaching the secured portion of the IRS lien to the sales proceeds in the  
same value, priority and scope as such lien currently exists against the Property, subject  
9 to any and all of the Trustee's rights to object to, dispute, or subordinate such lien;
- 10 5. Authorizing the Trustee to take any and all necessary action to consummate  
the sale of the Property;
- 11 6. Authorizing the Trustee to pay any resulting tax liability that exists beyond  
the sales taxes paid by the Auctioneer as part of the auction, from the net sale proceeds.
- 12 7. Authorizing the Trustee to exonerate the Individual Bond once the sale of  
the Property is consummated;
- 13 8. Waiving any requirements for lodging periods imposed by Local Bankruptcy  
Rule 9021-1 and any other applicable bankruptcy rules;
- 14 9. Waiving the stay imposed by Federal Rule of Bankruptcy Procedure 6004(h)  
and any other applicable bankruptcy rules; and
- 15 10. For such other and further relief as the Court may deem just and proper.

16 A copy of the Motion is on file with the Court and available by contacting the  
Trustee's counsel.

17 **PLEASE TAKE FURTHER NOTICE** that pursuant to Local Rule 9013-1(o)(1), any  
18 party objecting to the Motion may request a hearing on the Motion by filing a written  
"Objection and Request for Hearing." The deadline for filing and serving a written  
19 opposition and request for a hearing is **14 days** after the date of service of this notice,  
plus 3 additional days if you were served by mail, electronically, or pursuant to F.R.Civ.P.  
20 5(b)(2)(D), (E), or (F). You must serve a copy of the "Objection and Request for Hearing"  
on the Trustee's counsel at the address above and on the United States Trustee. Failure  
21 to timely file and serve the "Objection and Request for Hearing" may result in the Court's  
entry of an order approving the Motion.

22 **PLEASE TAKE FURTHER NOTICE** that Local Bankruptcy Rule 9013-1(h)  
23 provides the following: "Papers not timely filed and served may be deemed by the Court to  
be consent to the granting or denial of the motion, as the case may be."

24 Dated: March 25, 2019

WEILAND GOLDEN GOODRICH LLP

26 By: /s/ Beth E. Gaschen  
27 BETH E. GASCHEN  
28 Special Counsel for Chapter 7  
Trustee, Jeremy W. Faith

**Weiland Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

## 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:  
**650 Town Center Drive, Suite 600**  
**Costa Mesa, California 92626**

A true and correct copy of the foregoing document entitled (*specify*): Notice of Chapter 7 Trustee's Motion for Order Authorizing: (1) Sale of Personal Property Pursuant to 11 U.S.C. §§ 363(b) and (f); and (2) Employment of Abell Auction Company, Inc., as Auctioneer 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*) March 26, 2019, 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:

Service information continued on attached page

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

On (*date*) March 26, 2019, 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.

Honorable Deborah J. Saltzman  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1634 / Courtroom 1639  
Los Angeles, CA 90012

Robert Hesselgesser M.D.  
1731 Schoolhouse Circle  
Westlake Village, CA 91362-4257

Service information continued on attached page

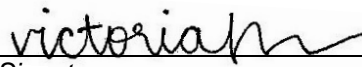
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) March 26, 2019, I served the following persons and/or entities by personal delivery, overnight mail service, 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.

3/26/2019  
Date

Victoria Rosales  
Printed Name

  
Signature

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

Jeffrey W Broker jbroker@brokerlaw.biz  
Jeremy W. Faith (TR) Trustee@MarguliesFaithlaw.com,  
C118@ecfcbis.com;Helen@MarguliesFaithLaw.com;leedowding@gmail.com  
Beth Gaschen bgaschen@wgllp.com,  
kadele@wgllp.com;vrosales@wgllp.com;cbmeeker@gmail.com;cyoshonis@wgllp.com  
Jessica L Giannetta jessicag@powellandpool.com  
Jeffrey I Golden jgolden@wgllp.com, kadele@wgllp.com;vrosales@lwgllp.com;cbmeeker@gmail.com  
Sevan Gorginian sevan@gorginianlaw.com, notices@nextchapterbk.com;serj@gorginianlaw.com  
Alexander K Lee ecfcacb@aldridgepите.com, akl@ecf.courtdrive.com  
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com  
Byron B Mauss efilings@amlegalgroup.com  
Bruce P. Needleman attybnp@aol.com  
Scott H Noskin snoskin@mbnlawyers.com, aacosta@mbnlawyers.com  
Hanno T Powell hpowell@powellslater.com, lenrico@powellslater.com  
Todd C. Ringstad becky@ringstadlaw.com, arlene@ringstadlaw.com  
Joseph M Sholder sholder@g-tlaw.com  
Creighton A Stephens casesq@verizon.net  
United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov  
Pamela Jan Zylstra zylstralaw@gmail.com

**SERVED BY UNITED STATES MAIL:**

Abell Auction Company, Inc.  
Attn: Joe Baratta,  
VP of Business Development & Valuations  
2613 Yates Ave  
Commerce, CA 90040

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

United States Attorney's Office  
Federal Building, Room 7516  
300 North Los Angeles Street  
Los Angeles, CA 90012

United States Department of Justice  
Ben Franklin Station  
P. O. Box 683  
Washington, DC 20044

**Via Certified Mail**

Pacific Western Bank  
Attn: Corporate Officer/Director  
9701 Wilshire Boulevard, Suite 101  
Beverly Hills, CA90212

Pacific Western Bank  
Mirman, Bubman & Nahmias  
Attn: Alan Mirman  
21860 Burbank Blvd Ste 360  
Woodland Hills CA 91367

Charles W. Aami (PSP)  
309 Warren Street, Apt. 5  
Taft, CA 93268

Law Offices of Franklin S. Adler (JC)  
424 South Beverly Drive  
Beverly Hills, CA 90212-4414

Michelle Assayag, Esq. (UB)  
Assayag Mauss  
2915 Red Hill Avenue, Suite A200  
Costa Mesa, CA 92626

Bank of America  
Bank of Americard  
PO Box 982234  
El Paso, TX 79998-2234

Bank of the Sierra  
86 N. Main Street  
Porterville, CA 93257

Bank of the Sierra  
c/o Powell Slater, LLP  
7522 N. Colonial Ave., Suite 100  
Fresno, CA 93711-5874

Roy Butera  
2238 Marshbrook Rd.  
Thousand Oaks, CA 91361

Cardinal Collection Educational Foundation  
c/o Martin Logies  
1723 Karameos Drive  
Sunnyvale, CA 94087

Cardinal Collection Educational Foundation  
c/o Esmond Chan  
1723 Karameos Drive  
Sunnyvale, CA 94087

Chase  
PO Box 78420  
Phoenix, AZ 85062-8420

Allan Chodor  
9010 Corbin Avenue  
Northridge, CA 91326

Allan B. Chodor  
9010 Corbin Avenue, Suite 6  
Northridge, CA 91324-3356

Coastal Radiation Oncology Medical Group, Inc.  
100 Casa Street  
San Luis Obispo, CA 93405

Coastal Radiation Oncology Medical Group, Inc.  
316 S. Stratford Avenue, Suite C  
Santa Maria, CA 93454-5908

Lawrence L. Cohen and Cynthia B. Cohen  
PO Box 331  
Chiloquin, OR 97624

Sandra Lee Dawson  
1468 Carmen Drive  
Simi Valley, CA 93065

Joshua Duffy, Esq. (UB)  
Assayag Mauss  
2915 Red Hill Avenue, Suite A200  
Costa Mesa, CA 92626

Robert I. Fishburn  
626 Al Hil Drive  
San Luis Obispo, CA 93405

Gerald M. Fisher, Esq.  
Oceans House, Suite 200  
755 Havana Avenue  
Long Beach, CA 90804

Franchise Tax Board  
State of California  
PO Box 942840  
Sacramento, CA 94240-0000

Franchise Tax Board  
Bankruptcy Section  
MS: A-340 – PO Box 2952  
Sacramento, CA 95812-2952

Anna Greenstin, Esq.  
WFBM, LLP  
One City Blvd., Fifth Floor  
Orange, CA 92868-3677

Paul Hackett  
3311 James Drive  
Carlsbad, CA 92008

Lawrence C. Hall, Esq.  
The Hall Law Corporation  
200 N. Sepulveda Blvd., Suite 300  
El Segundo, CA 90245-5626

Lawrence C. Hall, Esq.  
The Hall Law Corporation  
6242 Westchester Parkway, #240  
Los Angeles, CA 90045-4853

Hamata Estate  
631 Catalpa Street  
PO Box 436  
North Bend, NE 68649

Laura Ann Hartz (JC)  
1468 Carmen Drive  
Simi Valley, CA 93065

Harlan Helvey  
221 Moonstone  
Manhattan Beach, CA 90266

Lannie Helvey  
PO Box 3400  
Manhattan Beach, CA 90266

Garry Hesselgesser  
119 Via Zurich  
Newport Beach, CA 92663

Larry Hesselgesser  
177 West Wells Street  
San Gabriel, CA 91776

Robert Hesselgesser  
1731 Schoolhouse Circle  
Thousand Oaks, CA 91362-4257

Judy Mann Hillis  
Jon Hillis  
3620 Dragonfly  
Thousand Oaks, CA 91360

Judy Mann Hillis  
Jon Hillis  
3620 Dragonfly E203  
Thousand Oaks, CA 91360

Internal Revenue Service  
Centralized Insolvency Operations  
Department of the Treasury  
Ogden, UT 84201-0030

Law Offices of Burton C. Jacobson (JC)  
424 South Beverly Drive  
Beverly Hills, CA 90212-4414

Katharine Javurek  
16550 W. Tranquility Lane  
Surprise, AZ 85387

John A. Kaniewski  
WFBM, LLP  
One City Blvd West, Fifth Floor  
Orange, CA 92868-3677

Michael Kinworthy  
80-555 Via Talavera  
La Quinta, CA 92253

Casey S. Knauss  
3807 East Park  
Camarillo, CA 93012

Elizabeth E. Knauss  
345 Rimrock Road  
Thousand Oaks, CA 91361

Walter W. Krauss  
PO Box 3727  
Thousand Oaks, CA 91359

Laurence H. Levine  
189 East Lake Shore Drive, Unit 16  
Chicago, IL 60611

John Lee, MD  
2078 Stonehill Circle  
Thousand Oaks, CA 91360

LoanMe  
PO Box 5645  
Orange, CA 92863

Martin Logies  
1723 Karameos Drive  
Sunnyvale, CA 94087

Los Angeles Federal Credit Union  
PO Box 53032  
Los Angeles, CA 90053-0032

Larry Meyer  
15024 Marble Drive  
Sherman Oaks, CA 91403

Alan M. Mirman, Esq. (PWB)  
Mirman, Bubman & Nahmias, LLP  
21860 Burbank Boulevard, Suite 360  
Woodland Hills, CA 91367

J. Todd Mirolla, Esq.  
Andre, Morris & Buttery  
1102 Laurel Lane  
San Luis Obispo, CA 93401

Newport Coastal Properties  
c/o Gary Hesselgesser  
120 Tustin Ave., Suite C1055  
Newport Beach, CA 92663

Richard Orozco and Karen Orozco  
24822 Highway 6 and 19  
Cambridge, PA 16403

Pacific Western Bank  
Attn: Joseph Catmull, SVP  
3027 Townsgate Road, Suite 300  
Westlake Village, CA 91361

Hanno T. Powell, Esq. (BofS)  
Powell Slater, LLP  
7522 N. Colonial Ave., Suite 100  
Fresno, CA 93711

Todd Ringstad, Esq.  
4343 Von Karman Avenue  
Newport Beach, CA 92660-2098

Particia Scarfone-Sulz (JC)  
41963 Bonita Drive  
Palmdale, CA 93551

John Schlaerth (PSP)  
3244 Villa Highlands Drive  
Pasadena, CA 91107

Jeri Schoenfeld  
11933 Ash Street  
Studio City, CA 91604

Select Portfolio Servicing, Inc. SPS  
PO Box 65250  
Salt Lake City, UT 84165-0250

Allen Shirley  
5263 Miembro  
Laguna Woods, CA 92637

John Skirtich  
10140 Laurens Drive N.E.  
Bolivar, OH 44612

Grobstein Teeple LLP  
6300 Canoga Avenue, Suite 1500W  
Woodland Hills, CA 91367-2555

Kelly and Dale Spears  
435 Broome Road  
Sumrall, MS 39482

JPMorgan Chase Bank, National Association  
c/o McCarthy & Holthus, LP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

Rene Topete (Special Trust)  
Rene Topete Special Needs Trust  
PO Box 3727  
Thousand Oaks, CA 91359

MUFG Union Bank, N.A.  
c/o Assayag Mauss, LLP  
2915 Red Hill Avenue, Suite A200  
Costa Mesa, CA 92626-7978

Union Bank  
Attn: Mr. Bradley Starr  
21700 Oxnard Street, 2nd Floor  
Woodland Hills, CA 91367

Mary and Marvin Owen 1993 Trust  
4419 Wilderness Trace  
Owensboro, KY 42303-2190

United States Trustee  
128 E. Carillo Street  
Santa Barbara, CA 93101

The McGowan Exemption Trust dated 03/26/2003  
3143 Scottys Terrace  
Simi Valley, CA 93063

Robert Warren  
2180 Orlando Road  
San Marino, CA 91108

Northern Division  
1415 State Street  
Santa Barbara, CA 93101-2511

Monica Welikala  
14310 Laurel Lane  
Moorpark, CA 93021

AAIAI, Incorporated  
3301 James Drive  
Carlsbad, CA 92008

Heather Wayne  
4827 Hortonrest Court  
Summerville, SC 29485

American Estate & Trust LC  
FBO David Rushs IRA  
6900 Westcliff Drive, #603  
Las Vegas, NB 89145-0199

Scott A. Wayne  
209 Whispering Winds Drive  
Lexington, SC 29072

Ameircan Estate & Trust LC  
FBO Harry Barths IRA  
6900 Westcliff Drive, #603  
Las Vegas, NV 8914-0199

Stephen A. Wayne  
1402 Plantation Drive  
Simpsonville, SC 29681

Assurance Architects Insurance  
Agency Incorporated  
3311 James Drive  
Carlsbad, CA 92008-1967

Hannah K. Yang  
321 10th Avenue, Unit 2204  
San Diego, CA 92101

Bank of America  
PO Box 982238  
El Paso, TX 79998-2238

Pamela J. Zylstra, Esq.  
Broker & Associates  
18111 Von Karman Avenue, Suite 460  
Irvine, CA 92612-7114

Bret Hackett  
Rosie, Ruby Rose & Van Hackett  
1348 Dick Lake Road  
South Lake Tahoe, CA 96150-8365

Charles W. Aarni Profit Sharing Pla  
309 Warren Street, Apt. 5  
Taft, CA 93268-2500

Bret and Roseanne Hackett  
1348 Dick Lake Road  
South Lake Tahoe, CA 96150-8365

Casey S. Knauss  
PO Box 3727  
Thousand Oaks, CA 91359-0727

Charles Aarni  
19 Silver Springs Drive  
Rolling Hills Estate, CA 90274-2312

Charles W. Aarni  
19 Silver Springs Drive  
Rolling Hills Estate, CA 90274-2312

Charles W. Aarni Employee Profit Sharing Plan  
19 Silver Springs Drive  
Rolling Hills Estate, CA 90274-2312

Chelsea Watkins  
6080 Center Drive, Suite 600  
Los Angeles, CA 90045-1540

Chelsea Watkins  
PO Box 661888  
Los Angeles, CA 90066-888

Citi Mastercard  
PO Box 6500  
Sioux Falls, SC 57117-6500

Citibank  
Attn: Corporate Officer/Director  
PO Box 6500  
Sioux Falls, SD 57117-6500

Coastal Radiation Oncology Medical Group  
316 S. Stratford Avenue, Suite C  
Santa Maria, CA 93454

David M. Marshak  
200 S. Molino, #6  
Pasadena, CA 91016

David Marshak  
346 Highland Place  
Monrovia, CA 91016-1521

David Rush – IRA  
AM. Estate/Trust FBO David Rush  
6900 Westcliff Drive, #603  
Las Vegas, NV 89145-0199

Edmund Colin Kyffin, Trustee  
Theodore and Lois Kyffin Trust 1987  
748 Morelia Court  
Thousand Oaks, CA 91360-2580

Elizabeth E. Knauss  
PO Box 3727  
Thousand Oaks, CA 91359-0727

Esmond Chan  
1128 Orinda Way  
Salinas, CA 93901-1081

Estate of John V. Shields, the Survivor'  
c/o A. Scott Brown  
3155 Old Conejo Road  
Thousand Oaks, CA 91320-2151

Eugene Ahn, MD  
18926 San Jose Street  
Porter Ranch, CA 91326-3322

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

Hannah K. Yang  
PO Box 3727  
Thousand Oaks, CA 91359-0727

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

JP Morgan Chase & Co.  
Attention: James Dimon, CEO  
270 Park Avenue, 48th Floor  
New York, NY 10017-7924

Jane C. Hesselgesser  
1731 Schoolhouse Circl  
Westlake Village, CA 91362-4257

Jeffrey W. Broker, Esq.  
Broker & Associates  
18111 Von Karman Avenue, Suite 460  
Irvine, CA 92612-7152

Jesse Lee  
2398 Moberly Court  
Thousand Oaks, CA 91360-1951

Joe Maloof  
Personal & Confidential  
3816 Ocean View Blvd.  
Montrose, CA 91020-1621

John Schlaerth  
3244 Villa Highland Drive  
Pasadena, CA 91107-1538

Jorge M. Fuentes  
2114 Crescent Avenue  
Montrose, CA 910120-1202

Judy Mann Hillis & Jon Hillis  
3620 Dragonfly Drive  
Thousand Oaks, CA 91360

Larry Brasler  
2637 Townsgate Road, #150  
Westlake Village, CA 91361-2717

Law Offices of Gerald Fischer  
1811 Von Karman, Suite 460  
Irvine, CA 92612-7152

Leonard Paul Hackett, Jr.  
3301 James Drive  
Carlsbad, CA 92008

Leonard Paul Hackett, Jr.  
3311 James Drive  
Carlsbad, CA 92008

LoanMe, Inc.  
c/o Weinstein & Riley, PS  
2001 Western Avenue, Suite 400  
Seattle, WA 98121-3132

MUFG Union Bank, N.A.  
c/o Byron Mauss  
Assayag Mauss, LLP  
2915 Red Hill Avenue, Suite A200  
Costa Mesa, CA 92626-7978

McGowan Exemption Trust 1/26/03  
Lynn McGowan, Trustee  
3134 Scottys Terrace  
Simi Valley, CA 93063-1010

Millennium Trust Company, LLC  
Custodian FBO Jorge M. Fuentes IRA  
2001 Spring Road, Suite 700  
Oak Brook, IL 60523-1890

Newport Coastal Properties 401K Plan  
Attn: Gary Hesselgesser  
120 Tustin Avenue, Suite C-1055  
Newport Beach, CA 92663-4729

Noteholders/Super98, LLC  
PO Box 7389  
Westlake Village, CA 91359-7389

Order of Merchants LLC  
1107 Venice Blvd., Unit 205  
Venice, CA 90291-5986

Order of Merchants  
Attn: Zachary James Corzine  
3651 Lindell Road, Suite D621  
Las Vegas, NV 89103-1254

Pacific Coast Properties DBPP  
Attn: Gary Hesselgesser  
2001 Kings Road  
Newport Beach, CA 92663-5006

Parker-Miller Partnership  
Attn.: Patricia Miller  
502 Meadowlark Lane  
Oldtown, ID 83822-9240

Parker-Miller Partnership  
Attn.: Marcia Parker  
502 Meadowlark Lane  
Oldtown, ID 83822-9240

Robert S. Warren  
2180 Orlando Road  
San Marino, CA 91108-1328

Robert Stephen Warren  
2180 Orlando Road  
San Marino, CA 91108-1328

Sandra Lee Dawson  
c/o Sevan Gorginian, Esq.  
Law Office of Sevan Gorginian  
450 N. Brand Blvd., Suite 600  
Glendale, CA 91203-2349

Scott Brown  
DK Law Group LLP  
3155 Old Conejo Road  
Thousand Oaks, CA 91320-2151

Stephen Wayne  
110 William Owens Way  
Greer, SC 29651-5069

Super98, LLC  
Attn: Officer or Director  
PO Box 7389  
Westlake Village, CA 91359-7389

Survivors Trust/Shields Family Trust  
Dated June 9, 2014  
DK Law Group  
3155 Old Conejo Road  
Thousand Oaks, CA 91320-2151



The McGowan Exemption Trust dated 03/26/2003  
c/o Lynne McGowan, Trustee  
3143 Scottys Terrace  
Simi Valley, CA 93063

Thomas Hand  
36232 42nd Street East  
Palmdale, CA 93552-6209

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

Ventura County Tax Collector  
Attn: Bankruptcy  
800 S. Victoria Avenue  
Ventura, CA 93009-0001

Wayne Living Trust 10/29/1996  
Attn: Stephen Wayne, Trustee  
1402 Plantation Drive  
Simpsonville, SC 29681-4657

Wells Fargo Bank, N.A.  
PO Box 51193  
Los Angeles, CA 90051-5493

Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

Wells Fargo Bank, N.A. Wells Fargo Card Ser  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

Zachary James Corzine  
1107 Venice Blvd., Unit 205  
Venice, CA 90291-5986

Charles Aarni  
309 Warren Street, Apt. 5  
Taft, CA 93268-2500

Colin Kyffin  
748 Morelia Ct.  
Thousand Oaks, CA 91360-2580

Jeremy W. Faith (TR)  
16030 Ventura Blvd., Suite 470  
Encino, CA 91436-4493

**Via Certified Mail**  
Bank of America  
Attn: Corporate Officer/Director  
555 California Street  
San Francisco, CA94104

**Via Certified Mail**  
Bank of the Sierra  
Attn: Corporate Officer/Director  
90 North Main Street  
Porterville, CA 9325

**Via Certified Mail**  
Pacific Western Bank  
Attn: Corporate Officer/Director  
9701 Wilshire Boulevard, Suite 101  
Beverly Hills, CA90212

**Via Certified Mail**  
Citibank, National Association  
Attn: Corporate Officer/Director  
701 East 60th Street North  
Sioux Falls, SD 57104

**Via Certified Mail**  
JPMorgan Chase Bank,  
National Association  
Attn: Corporate Officer/Director  
1111 Polaris Parkway  
Columbus, OH 43240

**Via Certified Mail**  
MUFG Union Bank,  
National Association  
Attn: Corporate Officer/Director  
400 California Street  
San Francisco, CA94104

MUFG Union Bank, N.A.  
c/o Weinstein & Riley, PS  
2001 Western Avenue, Suite 400  
Seattle, WA 98121

## 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:

**650 Town Center Drive, Suite 600  
Costa Mesa, CA 92626**

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)* 03/26/2019, 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:

Service information continued on attached page

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

On *(date)* 03/26/2019, 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.

The Honorable Deborah Saltzman  
United States Bankruptcy Court  
255 E. Temple Street, Courtroom 1639  
Los Angeles, CA 90012

Service information continued on attached page

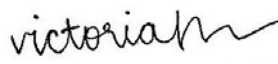
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 03/26/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (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.

03/26/2019  
Date

Victoria Rosales  
Printed Name

  
Signature

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

Jeffrey W Broker jbroker@brokerlaw.biz  
Jeremy W. Faith (TR) Trustee@MarguliesFaithlaw.com,  
C118@ecfbis.com;Helen@MarguliesFaithLaw.com;leedowding@gmail.com  
Beth Gaschen bgaschen@wgllp.com,  
kadele@wgllp.com;vrosales@wgllp.com;cbmeeker@gmail.com;cyoshonis@wgllp.com  
Jessica L Giannetta jessicag@powellandpool.com  
Jeffrey I Golden jgolden@wgllp.com, kadele@wgllp.com;vrosales@wgllp.com;cbmeeker@gmail.com  
Sevan Gorginian sevan@gorginianlaw.com, notices@nextchapterbk.com;serj@gorginianlaw.com  
Alexander K Lee ecfcacb@aldridgepите.com, akl@ecf.courtdrive.com  
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com  
Byron B Mauss efilings@amlegalgroup.com  
Bruce P. Needleman attybpn@aol.com  
Scott H Noskin snoskin@mbnlawyers.com, aacosta@mbnlawyers.com  
Hanno T Powell hpowell@powellslater.com, lenrico@powellslater.com  
Todd C. Ringstad becky@ringstadlaw.com, arlene@ringstadlaw.com  
Joseph M Sholder sholder@g-tlaw.com  
Creighton A Stephens casesq@verizon.net  
United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov  
Pamela Jan Zylstra zylstralaw@gmail.com