

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey I. Golden, State Bar No. 133040 jgolden@go2.law GOLDEN GOODRICH LLP 3070 Bristol Street, Suite 640 Costa Mesa, California 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 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 06/02/2026	Time: 1:00 pm
Location: United States Bankruptcy Court, Courtroom 1639, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: Public Private **Last date to file objections:** 05/19/2026

Description of property to be sold: The Estate's interest in (i) Los Robles Associates, LLC, (ii) CROMG, LLC, (iii) Casa Radiation, LLC, (iv) Templeton Radiation Oncology Center, LLC, and (v) Iroquois Copper LLC.

Terms and conditions of sale: Subject to Bankruptcy Court approval and overbid. See attached Notice of Hearing on Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Personal Property of the Estate Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. Sections 363(b) and (f); (2) Approving Overbid Procedures; and (3) Approving Buyer, Successful Bidder, and Back-Up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. Section 363 (m) ("Notice"). See Motion on file with the Bankruptcy Court.

Proposed sale price: \$ 35,000.00

Overbid procedure (if any): Overbid increments: \$1,000 initial / \$1,000 thereafter. \$4,500 deposit.

See attached Notice regarding the overbid procedures.

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

Sale Date: June 2, 2026 at 1:00 p.m.

Location

United States Bankruptcy Court

Central District of California, Northern Division

255 E. Temple Street, Los Angeles, California 90012, Courtroom 1639

Judge Saltzman's appearance information may be viewed online at:

<https://www.cacb.uscourts.gov/judges/honorable-deborah-j-saltzman>

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

Jeffrey I. Golden

Golden Goodrich LLP

3070 Bristol Street, Suite 640, Costa Mesa, CA 92626

(714) 966-1000 tel.; (714) 966-1002 fax

jgolden@go2.law

Date: 05/12/2026

1 Jeffrey I. Golden, State Bar No. 133040
jgolden@wglp.com

2 **GOLDEN GOODRICH LLP**
3070 Bristol Street, Suite 640
3 Costa Mesa, California 92626
Telephone 714-966-1000
4 Facsimile 714-966-1002

5 Special Counsel for Chapter 7 Trustee
Jeremy W. Faith

6
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 HEARING ON CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:**

- 14 (1) AUTHORIZING SALE OF
15 PERSONAL PROPERTY OF THE
16 ESTATE FREE AND CLEAR OF
17 LIENS, CLAIMS, AND INTERESTS
18 PURSUANT TO 11 U.S.C. §§ 363(b)
19 AND (f);
- 20 (2) APPROVING OVERBID
21 PROCEDURES; AND
- 22 (3) APPROVING BUYER,
23 SUCCESSFUL BIDDER, AND
24 BACK-UP BIDDER AS GOOD-FAITH
PURCHASER PURSUANT TO
11 U.S.C. § 363(m)

Hearing:
DATE: June 2, 2026
TIME: 1:00 p.m.
CTRM: 1639
255 E. Temple Street
Los Angeles, CA 90012

25 **TO THE DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND**
26 **ALL PARTIES IN INTEREST:**

27 **PLEASE TAKE NOTICE** that on **June 2, 2026, at 1:00 p.m.** in the United States
Bankruptcy Court for the Central District of California, located at 255 E. Temple Street,
Los Angeles, California, in Courtroom 1639, the Court will hold a hearing on the *Motion for*
28 *Order: (1) Authorizing Sale of Personal Property of the Estate Free and Clear of Liens,*

1 *Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid*
2 *Procedures; and (3) Approving Buyer, Successful Bidder, and Back-Up Bidder as Good-*
3 *Faith Purchaser Pursuant to 11 U.S.C. § 363(m) ("Motion")¹ filed by Jeremy W. Faith, the*
4 *chapter 7 trustee ("Trustee") for the bankruptcy estate ("Estate") of Robert Hesselgesser,*
5 *M.D. ("Debtor"), which seeks an order:*

- 6 1. finding that notice of the Motion was proper and adequate;
- 7 2. approving the sale of the Estate's interest in (i) Los Robles Associates, LLC,
8 (ii) CROMG, LLC, (iii) Casa Radiation, LLC, (iv) Templeton Radiation Oncology Center,
9 LLC, and (v) Iroquois Copper LLC (together, "Remaining Interests") on an "as-is, where-is"
10 basis, free and clear of liens, claims, and encumbrances pursuant to 11 U.S.C. §§ 363(b)
11 and (f):
 - 12 a. to Barry Lefkovitch ("Buyer") for \$35,000 ("Purchase Price") pursuant
13 to the terms of the Asset Purchase Agreement ("Purchase Agreement") attached
14 as Exhibit 2 to the Motion; or
 - 15 b. to the successful bidder whose purchase offer for the Remaining
16 Interests is accepted by the Trustee at the hearing on the Motion;
- 17 3. approving the overbid procedures set forth in the Motion as summarized
18 below;
- 19 4. approving the Buyer, the successful bidder, and the back-up bidder as a
20 "good faith" purchaser under § 363(m) of the Bankruptcy Code;
- 21 5. authorizing the return of any Overbid Deposit without further court order to
22 those whose bids are not deemed to be the Successful Bid;
- 23 6. authorizing the Trustee to pay, from the sale proceeds, any tax liability to the
24 Estate from the sale;
- 25 7. authorizing the Trustee to take any and all necessary actions to
26 consummate the sale of the Remaining Interests;
- 27 8. waiving any requirements for lodging periods of the order approving the
28 Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy
rules; and
9. waiving the stay of the order approving the Motion imposed by Federal Rule
of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

The Trustee does not believe there will be any tax consequences from the sale. If there is any resulting tax liability, it will be paid from the sale proceeds.

PLEASE TAKE FURTHER NOTICE that the Trustee seeks to sell the Remaining Interests free and clear of any and all liens, claims, and interests. The only Remaining Interest that remains subject to a lien is that of Los Robles Associates, LLC which is encumbered by the lien of Bank of the Sierra ("BOTS") based on a pre-petition pledge and security agreement entered into with the Debtor. The unpaid balance of the BOTS claim is in excess of \$960,000. On or about February 15, 2023, the Trustee and BOTS entered into a Carve-Out Agreement whereby BOTS agreed to carve-out 40% of all net

¹ All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

1 distributions recovered by the Trustee from income and liquidation of assets secured by
2 the BOTS lien ("Carve-Out Agreement"). The Trustee filed a motion to approve the
3 Carve-Out Agreement on March 3, 2023 [Dkt. No. 466], which motion was approved by
4 the Court on March 22, 2023 [Dkt. No. 470]. Subject to the Carve-Out Agreement, the
5 Trustee is authorized to sell the interest in Los Robles Associates, LLC free and clear of
6 the BOTS claim pursuant to Section 363(f)(2). The Trustee is unaware of any liens or
7 other interests adverse to the Estate's interest in any of the other Remaining Interests.
8 Therefore, Section 363(f)(1) is met with respect to such interests.

9
10 **PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and**
11 **must be submitted to the Trustee's counsel whose address is listed in the top left**
12 **hand corner of the first page of the instant Notice. Overbids are due by 4:00 p.m.,**
13 **Pacific Standard Time, two days prior to the scheduled hearing.**

14
15 **PLEASE TAKE FURTHER NOTICE** that the overbid procedures sought to be
16 approved by the Court are as follows:

- 17 1. Qualifying bidders ("Qualifying Bidder") shall:
 - 18 a. Bid at least \$36,000 in cash for the Remaining Interests;
 - 19 b. Set forth in writing the terms and conditions of the offer that are
20 at least as favorable to the Trustee as those set forth in the Purchase
21 Agreement attached to the Motion as Exhibit 2;
 - 22 c. Be financially qualified, in the Trustee's judgment, to close the
23 sale as set forth in the Purchase Agreement;
 - 24 d. Submit an offer that does not contain any contingencies to
25 closing the sale, including, but not limited to, financing contingencies;
 - 26 e. Submit a cash deposit in the amount of \$4,500 ("Overbid
27 Deposit") payable to the Trustee, in the form of a cashier's check, which
28 Overbid Deposit shall be non-refundable if the bid is deemed to be the
Successful Bid, as defined in paragraph 4 below. The Overbid Deposit,
written offer, and evidence of financial qualification must be delivered to the
Trustee (at the address shown in the upper left-hand corner of the first page
of this Motion) by no later than **4:00 p.m.**, Pacific Standard Time, two
business days prior to the hearing on the Motion currently set for June 2,
2026 ("Overbid Deadline"). In his absolute and sole discretion, the Trustee
shall have the right to accept additional overbids submitted prior to the
hearing but after the Overbid Deadline.
2. At the hearing on the Motion, only the Buyer and any party who is
deemed a Qualifying Bidder shall be entitled to bid.
3. Any incremental bid in the bidding process shall be at least \$1,000
higher than the prior bid.
4. At the hearing on the Motion and upon conclusion of the bidding
process, the Trustee shall decide, subject to Court approval, which of the bids is
the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder
who is accepted by the Trustee as the successful bidder ("Successful Bidder") must
pay all amounts reflected in the Successful Bid in cash at the closing of the sale.
At the hearing on the Motion, and upon conclusion of the bidding process, the
Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be
the bidder with the next best bid. Should the Successful Bidder fail to close the
sale, the Trustee may sell the Remaining Interests to the Back-Up Bidder without
further Court order.
5. Overbids shall be all cash and no credit shall be given to the
purchaser or overbidder(s).
6. Upon the conclusion of the auction, any Overbid Deposits, other than
the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be

1 promptly returned. The deposit of the Back-Up Bidder will be returned promptly
2 following the closing of the sale of the Remaining Interests to the Successful
Bidder.

3 The Motion is based upon the Memorandum of Points and Authorities, the Exhibits,
4 Declarations of Jeremy W. Faith and Barry Lefkovitch, all pleadings, papers and records
on file with the Court, and on such other evidence, oral or documentary, as may be
5 presented to the Court at the time of the hearing on the Motion.

6 **PLEASE TAKE FURTHER NOTICE** that parties may appear at the hearing (1) in-
person in Courtroom 1639 of the Roybal Federal Building located at 255 East Temple
7 Street, Los Angeles, California 90012, or (2) by remote or phone connection through
ZoomGov.

8 All appearances – whether in person, with video, or by phone – at hearings before
9 Judge Saltzman must be registered in advance no later than 12:00 noon the day before
the hearing by following the procedure set forth under the “Phone/Video Appearances” tab
10 which is available at <https://www.cacb.uscourts.gov/judges/honorable-deborah-j-saltzman>

11 **Your Rights May Be Affected.** You should read these papers carefully and
discuss them with your attorney, if you have one. (If you do not have an attorney, you
12 may wish to consult one.)

13 **Deadline for Opposition Papers.** The Motion is being heard on regular notice
pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written
14 response with the Court and serve a copy of it upon the Movant or Movant’s attorney at
the address set forth above no less than **14 days** prior to the above hearing date. If you
15 fail to file a written response to the Motion within such time period, the Court may treat
such failure as a waiver of your right to oppose the Motion and may grant the requested
16 relief.

17 **Hearing Date Obtained Pursuant to Judge’s Self-Calendaring Procedure.** The
undersigned hereby verifies that the above hearing date and time were available for this
18 type of Motion according to the judge’s self-calendaring procedures.

19 **PLEASE TAKE FURTHER NOTICE** that any party requesting a copy of the Motion
or any supporting documents filed with the Court with respect to the Motion may contact
20 counsel for the Trustee, Jeffrey I. Golden, Golden Goodrich LLP, by email at
jgolden@go2.law, by mail at 3070 Bristol Street, Suite 640, Costa Mesa, California 92626,
or by telephone at (714) 966-1000.

21 Dated: May 12, 2026

GOLDEN GOODRICH LLP

22
23 By: /s/ Jeffrey I. Golden
JEFFREY I. GOLDEN
24 Counsel for Chapter 7 Trustee
25 Jeremy W. Faith
26
27
28

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:

3070 Bristol St., Suite 640, Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON CHAPTER 7 TRUSTEE'S MOTION FOR ORDER: (1) AUTHORIZING SALE OF PERSONAL PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(B) AND (F); (2) APPROVING OVERBID PROCEDURES; AND (3) APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(M)** 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 indicated 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*) **May 12, 2026**, 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*) **May 12, 2026**, 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*) **May 12, 2026**, 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.

Barry Lefkovitch via email: lbarry549@gmail.com
Jim Pero via email: jim.pero@gmail.com

Bank of the Sierra via email: kblackburn@bankofthesierra.com
hboyle@bankofthesierra.com

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.

May 12, 2026

Date

David M. Fitzgerald

Printed Name



Signature

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

Jeffrey W Broker jbroker@brokerlaw.biz
Simon J Dunstan hughesanddunstan@gmail.com, dunstan.simonb117113@notify.bestcase.com
Lori L Enrico lori@giannettaenrico.com, melanie@giannettaenrico.com
Jeremy W. Faith (TR) Trustee@MarguliesFaithlaw.com, C118@ecfcbis.com;leedowding@gmail.com
Sean C Ferry sferry@raslg.com, sean.ferry7@ecf.courtdrive.com
Beth Gaschen bgaschen@go2.law,
kadele@go2.law;cmeecker@go2.law;cyoshonis@go2.law;bgaschen@ecf.courtdrive.com;dfitzgerald@go2.law
Jessica L Giannetta jessica@giannettalawcorp.com, melanie@giannettaenrico.com
Jeffrey I Golden jgolden@go2.law,
kadele@ecf.courtdrive.com;cbmeecker@gmail.com;lbracken@wgllp.com;dfitzgerald@go2.law;golden.jeffreyi.b117954@notify.bestcase.com
David M Goodrich dgoodrich@go2.law, kadele@go2.law;dfitzgerald@go2.law;wgllp@ecf.courtdrive.com
Sonja Hourany sonja.hourany@quinngroup.net,
kadele@wgllp.com;lbracken@wgllp.com;shourany@ecf.courtdrive.com
Eric P Israel epi@lnbyg.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com
Kelly M Kaufmann bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
Alphamorlai Lamine Kebeh MKebeh@allenmatkins.com, mdiaz@allenmatkins.com
Alexander K Lee efcacb@aldridgepite.com, akl@ecf.courtdrive.com
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
Byron B Mauss bmauss@swlaw.com, kroger@swlaw.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
Kristin A Schuler-Hintz bknotice@mccarthyholthus.com,
Khintz@ecf.inforuptcy.com;Khintz@mccarthyholthus.com;Khintz@ecf.courtdrive.com
Joseph M Sholder sholder@g-tlaw.com
Creighton A Stephens casesq@verizon.net
Kevin M. Sullivan
United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov
Timothy J Yoo TJY@LNBYG.COM
Pamela Jan Zylstra zylstralaw@gmail.com

SERVED BY UNITED STATES MAIL:

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

DEBTOR

LLC MEMBERS:

Alex Hesselgesser
9022 Amberly Circle
San Diego, CA 92126

Casa Radiation, LLC
Attn: Robert I. Fishburn, Managing Member
626 Al Hil Drive
San Luis Obispo, CA 93405

Casa Radiation, LLC
Attn: Robert I. Fishburn, Managing Member
P.O. Box 1505
Arroyo Grande, CA 93421

CROMG, LLC
Attn: Robert I. Fishburn, Managing Member
626 Al Hil Drive
San Luis Obispo, CA 93405

CROMG, LLC
Attn: Robert I. Fishburn, Managing Member
P.O. Box 1505
Arroyo Grande, CA 93421

James Hesselgesser
2119 West Charleston
Chicago, IL 60647

John Rascona
56622 Mine St.
Calumet, MI 49913-1942

J.D. Rascona
56622 Mine St.
Calumet, MI 49913-1942

Lompoc Radiation OC, LLC
Attn: Thomas Fogel, Managing Member
2900 Loma Vista Rd., #100
Ventura, CA 93003

Lompoc Radiation OC, LLC
Attn: Thomas Fogel, Managing Member
P.O. Box 1505
Arroyo Grande, CA 93421

Los Robles Associates, LLC
Attn: Kevin I. Gieschen, Managing Member
2230 Lynn Road, Suite 310
Thousand Oaks, CA 91360

Neuroscience Knife Center of Southern California, LLC
Attn: Dr. Paul J. Miller, Managing Member
2230 Lynn Road, Suite 103
Thousand Oaks, CA 91360

Neuroscience Knife Center of Southern California, LLC
Attn: Dr. Paul J. Miller, Managing Member
P.O. Box 1505
Arroyo Grande, CA 93421

TROC, LLC
Attn: Robert I. Fishburn, Managing Member
626 Al Hil Drive
San Luis Obispo, CA 93405

TROC, LLC
Attn: Robert I. Fishburn, Managing Member
P.O. Box 1505
Arroyo Grande, CA 93412

Vicky and Chuck Holmstrom
5290 Radcliffe St.
Ventura, CA 93003,

OTHER INTERESTED PARTIES:

Jessica L. Giannetta
Giannetta Law Corporation
7522 N Colonial Ave Ste 100
Fresno, CA 93711-5874

Bank of the Sierra
86 N. Main Street
Porterville, CA 93257-3712

Bank of the Sierra
Attention: Kelli Blackburn
500 Marsh Street
San Luis Obispo, California 93401

SEE ATTACHED LIST FOR CREDITOR MATRIX

Label Matrix for local noticing

0973-9

Case 9:17-bk-11579-DS

Central District of California

Santa Barbara

Tue May 12 12:45:36 PDT 2026

Charles W. Aarni Employee Profit Sharing Pla

309 Warren Street, Apt. 5

Taft, CA 93268-2500

Grobstein Teeple LLP

Grobstein Teeple LLP

6300 CANOGA AVE

STE 1500W

WOODLAND HILLS, CA 91367-2555

MUFG Union Bank, N.A.

c/o Assayag Mauss, LLP

2915 Red Hill Avenue

Suite A200

Costa Mesa, CA 92626-7978

(p) US BANK

PO BOX 5229

CINCINNATI OH 45201-5229

~~Northern Division~~

~~1415 State Street,~~

~~Santa Barbara, CA 93101-2511~~

~~COURT DOES NOT RECEIVE SERVICE~~

Allan B. Chodor

9010 Corbin Avenue, Suite 6

Northridge, CA 91324-3356

American Estate & Trust LC

FBO David Rushs IRA

6900 Westcliff Drive #603

Las Vegas, NV 89145-0199

Assurance Architects Insurance

Agency Incorporated

3311 James Drive

Carlsbad, CA 92008-1967

Bret Hackett

Rosie, Ruby Rose & Van Hackett

1348 Dick Lake Road

South Lake Tahoe, CA 96150-8365

~~Bank of the Sierra~~

~~Warren Documentt~~

~~c/o Powell Slater, LLP~~

~~7522 N. Colonial Ave., Suite 100~~

~~Fresno, CA 93711-5874~~

~~NEF~~

~~Coastal Radiation Oncology Medical Group, In~~

~~316 S. Stratford Avenue Suite C~~

~~Santa Maria, CA 93454-5908~~

~~MAIL RETURNED 4/10/2023~~

~~JPMorgan Chase Bank, National Association~~

~~c/o McCarthy & Holthus, LLP~~

~~1770 Fourth Avenue~~

~~San Diego, CA 92101-2607~~

~~NEF~~

Mary and Marvin Owen 1993 Trust

4419 Wilderness Trace

Owensboro, KY 42303-2190

U.S. Bank N.A.,

Robertson, Anschutz, Schneid, Crane & Pa

13010 Morris Road., Suite 450

Alpharetta, GA 30004-2001

~~AAIAI, Incorporated~~

~~3301 James Drive~~

~~Carlsbad, CA 92008~~

~~MAIL RETURNED 11/11/2021~~

Allan Chodor

9010 Corbin Avenue

Northridge, CA 91324-3356

American Estate & Trust LC

FBO Harry Barths IRA

6900 Westcliff Drive #603

Las Vegas, NV 89145-0199

(p) BANK OF AMERICA

PO BOX 982238

EL PASO TX 79998-2238

Bret and Roseanne Hackett

1348 Dick Lake Road

South Lake Tahoe, CA 96150-8365

~~Broker & Associates PC~~

~~18111 Von Karman~~

~~Suite 460~~

~~Irvine, CA 92612-7152~~

~~NEF~~

~~Golden Goodrich LLP~~

~~3070 Bristol Street~~

~~Suite 640~~

~~Costa Mesa, CA 92626-3067~~

~~NEF~~

Los Angeles Federal Credit Union

P.O. Box 53032

Los Angeles, CA 90053-0032

The McGowan Exemption Trust dated 03/26/2003

3143 Scottys Terrace

Simi Valley, CA 93063

VENTURA COUNTY TAX COLLECTOR

800 S VICTORIA AVE

ATTN BANKRUPTCY

VENTURA, CA 93009-1290

Alan M. Mirman, Esq. (PWB)

Mirman, Bubman & Nahmias, LLP

21860 Burbank Boulevard, Suite 360

Woodland Hills, CA 91367-7406

Allen Shirley

5263 Miembro

Laguna Woods, CA 92637-1821

Anna Greenstin, Esq.

WFBM, LLP

One City Blvd, Fifth Floor

Orange, CA 92868-3621

Bank of the Sierra

86 N. Main Street

Porterville, CA 93257-3712

Cardinal Collection Educational

14800 N State Avenue

Middlefield, OH 44062-9754

Cardinal Collection Educational
Foundation c/o Martin Logies
14800 N State Avenue
Middlefield, OH 44062-9754

PO Box 3727
Thousand Oaks, CA 91359-0727

3807 East Park
Camarillo, CA 93012-7728

~~Charles Aarni~~
~~19 Silver Springs Drive~~
~~Rolling Hills Estates, CA 90274-2312~~
~~MAIL RETURNED 11/11/2021~~

~~Charles W Aarni~~
~~19 Silver Springs Drive~~
~~Rolling Hills Estates, CA 90274-2312~~
~~MAIL RETURNED 11/11/2021~~

~~Charles W. Aarni~~
~~19 Silver Spring Drive~~
~~Rolling Hills Estate, CA 90274-2312~~
~~MAIL RETURNED 11/11/2021~~

~~Charles W. Aarni (PSP)~~
~~19 Silver Spring Drive~~
~~Rolling Hills Estates, CA 90274-2312~~
~~MAIL RETURNED 11/11/2021~~

~~Charles W. Aarni Employee Profit Sharing Pla~~
~~19 Silver Springs Drive~~
~~Rolling Hills Estates, CA 90274-2312~~
~~MAIL RETURNED 11/11/2021~~

Chase
PO Box 78420
Phoenix, AZ 85062-8420

~~Chelsea Watkins~~
~~6080 Center Dr. Suite 600~~
~~Los Angeles, CA 90045-1540~~
~~MAIL RETURNED~~

Chelsea Watkins
PO Box 661888
Los Angeles, CA 90066-8888

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, Inc.
100 Casa Street
San Luis Obispo, CA 93405-1883

~~Coastal Radiation Oncology Medical Group~~
~~316 S. Stratford Ave. Suite C~~
~~Santa Maria, CA 93454-5908~~
~~MAIL RETURNED 4/10/2023~~

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

Elizabeth E. Knauss
345 Rimrock Road
Thousand Oaks, CA 91361-5206

Esmond Chan
1486 20th Ave
San Francisco, CA 94122-3432

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

Eugene Ahn, M.D.
18926 San Jose Street
Porter Ranch, CA 91326-3322

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

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

Franchise Tax Board
State of California
PO Box 942840
Sacramento, CA 94240-0001

Gary Hesselgesser
119 Via Zurich
Newport Beach, CA 92663-5538

~~Gerald M. Fisher, Esq~~
~~Oceans House, Suite 200~~
~~755 Havana Avenue~~
~~Long Beach, CA 90804-4450~~
~~MAIL RETURNED 11/11/2021~~

Hamata Estate
631 Catalpa Street
P.O. Box 436
North Bend, NE 68649-0436

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

~~Hannah K Yang~~
321 10th Avenue, Unit 2204
San Diego, CA 92101-8650

~~Hanno T. Powell, Esq. (BofS)~~
~~Powell Slater, LLP~~
~~7522 N. Colonial Ave, Suite 100~~
~~Fresno, CA 93711-5874~~
~~NEF~~

Harlan Helvey
221 Moonstone
Manhattan Beach, CA 90266-3039

Heather Wayne
4827 Hortonrest Court
Summerville, SC 29485-8730

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

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

J. Todd Mirolla, Esq.
Andre, Morris & Buttery
1102 Laurel Lane
San Luis Obispo, CA 93401-5823

JP Morgan Chase & Co.
Attention: James Dimon, CEO
270 Park Avenue, 48th Floor
New York, NY 10017-2014

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

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

~~Jeri Schoenfeld~~
~~11933 Ash Street~~
~~Studio City, CA 91604~~
~~MAIL RETURNED 11/11/2021~~

Jerry Namba Ch7 Tr
for Est of Super98 LLC
c/o John N Tedford IV
1901 Ave of the Stars Ste 450
Los Angeles CA 90067-6006

Jesse Lee
1916 Seabreeze Street
Newbury Park, CA 91320-6570

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

~~Jessica L. Giannetta~~
~~Giannetta & Enrico, LLP~~
~~7522 N. Colonial Ave., Suite 100~~
~~Fresno, CA 93711-5874~~
~~NEF~~

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

John A. Kaniewski
WFEM, LLP
One City Blvd West, Fifth Floor
Orange, CA 92868-3621

John Lee, MD
2078 Stonehill Circle
Thousand Oaks, CA 91360-1919

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

John Schlaerth (PSP)
3244 Villa Highlands Drive
Pasadena, CA 91107-1538

John Skirtich
10140 Laurens Drive N.E.
Bolivar, OH 44612-8861

Jorge M. Fuentes
2114 Crescent Avenue
Montrose, CA 91020-1202

Joshua Duffy, Esq. (UB)
Assayag Mauss
2915 Red Hill Avenue, Suite A200
Costa Mesa, CA 92626-7978

Judy Mann Hillis
Jon Hillis
3620 Dragonfly
Thousand Oaks, CA 91360-8448

Judy Mann Hillis
Jon Hillis
3620 Dragonfly E203
Thousand Oaks, CA 91360-8448

Judy Mann Hillis & Jon Hillis
3620 Dragonfly Dr
Thousand Oaks, CA 91360-8448

Katharine Javurek
1990 El Monte Dr.
Thousand Oaks, CA 91362-1820

Kelly and Dale Spears
435 Broome Road
Sumrall, MS 39482-5034

Lannie Helvey
PO Box 3400
Manhattan Beach, CA 90266-1400

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

~~Larry Hesselgesser~~
177 West Wells Street
San Gabriel, CA 91776-3238

Larry Meyer
15024 Marble Drive
Sherman Oaks, CA 91403-4521

Laura Ann Hartz (JC)
1468 Carmen Drive
Simi Valley, CA 93065-3013

Laurence H. Levine
189 East Lake Shore Drive, Unit 16
Chicago, IL 60611-6314

Law Offices of Burton C. Jacobson (JC)
424 South Beverly Drive
Beverly Hills, CA 90212-4402

~~Law Offices of Franklin S. Adler (JC)~~
~~424 South Beverly Drive~~
~~Beverly Hills, CA 90212-4402~~
~~MAIL RETURNED 04/19/2023~~

Law Offices of Gerald Fischer
18111 Von Karman, Suite 460
Irvine, CA 92612-7152

Law Offices of Gerald Fisher
18111 Von Karman Ave, Suite 460
Irvine, CA 92612-7152

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 Pkwy #200~~
~~Los Angeles, CA 90045-4853~~
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Lawrence L. Cohen and Cynthia B. Cohen
P.O. Box 331
Chiloquin, OR 97624-0331

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

Leonard Paul Hackett, Jr.
3311 James Drive
Carlsbad, CA 92008-1967

(p) IQV SERVICING
PO BOX 465
DUBLIN OH 43017-0465

LoanMe, Inc.
C/O WEINSTEIN & RILEY, PS
2001 WESTERN AVENUE, STE 400
SEATTLE, WA 98121-3132

MUFG Union Bank, N.A.
C O WEINSTEIN & RILEY, PS
2001 WESTERN AVENUE, STE 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

Martin Logies
14800 N State Avenue
Middlefield, OH 44062-9754

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

Michael Kinworthy
80-555 Via Talavera
La Quinta, CA 92253-9008

Michelle Assayag, Esq. (UB)
Assayag Mauss
2915 Red Hill Avenue, Suite A200
Costa Mesa, CA 92626-7978

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

Monica Welikala
14310 Laurel Lane
Moorpark, CA 93021-3514

Newport Coastal Properties
c/o Gary Hesselgesser
3535 E. Pacific Coast Highway #121
Corona del Mar, CA 92625-2404

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~~
~~MAIL RETURNED 11/11/2021~~

ORDER OF MERCHANTS LLC
1107 VENICE BLVD, UNIT 205
Venice, CA 90291-5986

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

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

Pacific Western Bank
Attn: Joseph Catmull, SVP
3027 Townsgate Road, Suite 300
Westlake Village, CA 91361-5873

Pacific Western Bank
Mirman, Bubman & Nahmias
Attn Alan Mirman
21860 Burbank Blvd Ste 360
Woodland Hills CA 91367-7406

Parker-Miller Partnership
9684 Shadow Creek Trail
Hearne, TX 77859-4031

Patricia Scarfone-Sulz (JC)
41963 Bonita Drive
Palmdale, CA 93551-1627

Paul Hackett
3311 James Drive
Carlsbad, CA 92008-1967

Rene Topete (Special Trust)
Rene Topete Special Needs Trust
P.O. Box 3727
Thousand Oaks, CA 91359-0727

Richard Orozco
Karen Orozco
24822 Highway 6 and 19
Cambridge, PA 16403-3220

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

Robert I. Fishburn
626 Al Hil Drive
San Luis Obispo, CA 93405-1008

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

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

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

Ronald E. Stadtmueller, Chapter 7 Trustee
C/O Law Office of Brian A. Kretsch APC
810 Jamacha Rd Suite 202
El Cajon, CA 92019-3223

Roy Butera
2238 Marshbrook Rd.
Thousand Oaks, CA 91361

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

Sandra Lee Dawson (JC)
1468 Carmen Drive
Simi Valley, CA 93065-3013

Scott A. Wayne
209 Whispering Winds Drive
Lexington, SC 29072-3868

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

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

~~Stephen A. Wayne~~
~~1402 Plantation Drive~~
~~Simpsonville, SC 29681-4657~~
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Stephen Wayne
110 William Owens Way
Greer, SC 29651-5069

~~Super98, LLC~~
~~Attn: Officer or Director~~
~~PO Box 7389~~
~~Westlake Village, CA 91359-7389~~
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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 St. East
Palmdale, CA 93552-6209

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

Union Bank
Attn: Mr. Bradley Starr
21700 Oxnard St., 2nd Floor
Woodland Hills, CA 91367-3642

~~United States Trustee~~
~~128 E. Carrillo Street~~
~~Santa Barbara, CA 93101-2111~~
NEF

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

VENTURA COUNTY TAX COLLECTOR
ATTN: BANKRUPTCY
800 S. VICTORIA AVE.
VENTURA, CA 93009-0002

~~Walter W. Krauss~~
~~P.O. Box 3727~~
~~Thousand Oaks, CA 91359-0727~~

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

~~Barbara J Roberts~~
~~387 14th Avenue~~
~~San Francisco, CA 94118-2804~~
~~MAIL RETURNED 12/9/2021~~

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

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

~~Jeffrey W. Broker~~
~~18111 Von Karman Ave, Suite 460~~
~~Irvine, CA 92612-7152~~
~~NEF~~

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

Jerry Namba
Ch. 7 Trustee
504 E. Chapel Street
Santa Maria, CA 93454-4520

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

~~The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).~~

~~U.S. BANK NATIONAL ASSOCIATION~~
~~Bankruptcy Department~~
~~PO Box 108~~
~~Saint Louis, MO 63166-0108~~

~~Bank of America~~
~~BankAmericard~~
~~P.O. Box 982234~~
~~El Paso, TX 79998-2234~~

~~Internal Revenue Service~~
~~Department of the Treasury~~
~~Ogden, UT 84201-0030~~

~~LoanMe~~
~~PO Box 5645~~
~~Orange, CA 92863~~

~~(d)U.S. Bank National Association~~
~~Bankruptcy Department~~
~~PO Box 108~~
~~Saint Louis MO 63166-0108~~

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~~(u)Lobel Weiland Golden Friedman LLP~~

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~~(u)Parker-Miller Partnership~~

~~(u)U.S. Bank N.A., successor trustee to Bank~~

~~(u)Weiland Golden Goodrich LLP~~

~~(u)Laura Ann Hartz~~

~~(d)Los Angeles Federal Credit Union
PO Box 53032
Los Angeles, CA 90053-0032~~

~~(d)Mary and Marvin Owen 1993 Trust
4419 Wilderness Trace
Owensboro, KY 42303-2190~~

~~(u)Patricia Scarfone-Sulz~~

~~(d)Allan Chodor
9010 Corbin Avenue
Northridge, CA 91324-3356~~

~~(d)Esmond Chan
1486 20th Ave
San Francisco, CA 94122-3432~~

~~(d)Harlan Helvey
221 Moonstone
Manhattan Beach, CA 90266-3039~~

~~(u)John Skirtich~~

~~(u)Martin Logies~~

~~(du)Patricia Scarfone-Sulz~~

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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:
3070 Bristol Street, Suite 640, 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)* 05/12/2026, 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)* _____, 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.

05/12/2026
Date

David M. Fitzgerald
Printed Name


Signature

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

Jeffrey W Broker jbroker@brokerlaw.biz
Simon J Dunstan hughesanddunstan@gmail.com, dunstan.simonb117113@notify.bestcase.com
Lori L Enrico lori@giannettaenrico.com, melanie@giannettaenrico.com
Jeremy W. Faith (TR) Trustee@MarguliesFaithlaw.com, C118@ecfcbis.com;leedowding@gmail.com
Sean C Ferry sferry@raslg.com, sean.ferry7@ecf.courtdrive.com
Beth Gaschen bgaschen@go2.law,
kadele@go2.law;cmeecker@go2.law;cyoshonis@go2.law;bgaschen@ecf.courtdrive.com;dfitzgerald@go2.law
Jessica L Giannetta jessica@giannettalawcorp.com, melanie@giannettaenrico.com
Jeffrey I Golden jgolden@go2.law,
kadele@ecf.courtdrive.com;cbmeecker@gmail.com;lbracken@wgllp.com;dfitzgerald@go2.law;golden.jeffreyi.b117954@n
otify.bestcase.com
David M Goodrich dgoodrich@go2.law, kadele@go2.law;dfitzgerald@go2.law;wgllp@ecf.courtdrive.com
Sonja Hourany sonja.hourany@quinngroup.net,
kadele@wgllp.com;lbracken@wgllp.com;shourany@ecf.courtdrive.com
Eric P Israel epi@lnbyg.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com
Kelly M Kaufmann bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
Alphamorlai Lamine Kebeh MKebeh@allenmatkins.com, mdiaz@allenmatkins.com
Alexander K Lee efcacb@aldridgepite.com, akl@ecf.courtdrive.com
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
Byron B Mauss bmauss@swlaw.com, kroger@swlaw.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
Kristin A Schuler-Hintz bknotice@mccarthyholthus.com,
Khintz@ecf.inforuptcy.com;Khintz@mccarthyholthus.com;Khintz@ecf.courtdrive.com
Joseph M Sholder sholder@g-tlaw.com
Creighton A Stephens casesq@verizon.net
Kevin M. Sullivan
United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov
Timothy J Yoo TJY@LNBYG.COM
Pamela Jan Zylstra zylstralaw@gmail.com