

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  TIMOTHY J. YOO (State Bar No. 155531) tjy@lnbyb.com CARMELA T. PAGAY (State Bar No. 195603) ctp@lnbyb.com LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, CA 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244  <input checked="" type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sandra K. McBeth, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re: WALTER W. KNAUSS and CATHERINE LYNN KNAUSS,          Debtor(s).	CASE NO.: 9:19-bk-12036-DS CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 10/12/2021	<b>Time:</b> 11:30 am
<b>Location:</b> United States Bankruptcy Court, Courtroom 201, 1415 State Street, Santa Barbara, California 93101	

**Type of Sale:**  Public  Private **Last date to file objections:** 09/28/2021

**Description of property to be sold:** \_\_\_\_\_  
 Real property located at 345 Rimrock Road, Thousand Oaks, California 91361 (the "Property")  
 \_\_\_\_\_  
 \_\_\_\_\_

**Terms and conditions of sale:** \_\_\_\_\_  
 Condition of Property: Property purchased "as-is" without any representations or warranties of any kind  
 Broker's Commissions: Five percent (5%)  
 \_\_\_\_\_  
 \_\_\_\_\_

**Proposed sale price:** \$ 2,200,000.00

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

**Overbid procedure (if any):** See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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

October 12, 2021

11:30 a.m.

U.S. Bankruptcy Court

Courtroom 201

1415 State Street

Santa Barbara, CA 93101

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

Carmela T. Pagay, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: ctp@lnbyb.com

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Date: 09/20/2021

# **EXHIBIT “1”**

## **PROPOSED OVERBID PROCEDURES**

### **FOR PURCHASE OF PROPERTY**

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.
2. An overbid will be defined as an initial bid of \$10,000 above the \$2,200,000 proposed purchase price or higher with each additional overbid to be in \$5,000 increments.
3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel<sup>1</sup> by way of cashier's check made payable to "Sandra K. McBeth, Chapter 7 Trustee," in the amount of \$66,300 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 calendar days prior to the hearing on the Motion.
4. Overbidders must purchase the Property on the same terms and conditions as the Purchaser.
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.
6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.
7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **October 12, 2021 at 11:30 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

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<sup>1</sup> Counsel's office would have moved by the time the deposit and proof of ability to close escrow are due. Accordingly, after September 25, 2021, the cashiers' check and relevant documents should be sent instead to **2818 La Cienega Avenue, Los Angeles, California 90034** and not the address on the first page of this document.

**PROOF OF SERVICE OF DOCUMENT**

1 I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business  
2 address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

3 A true and correct copy of the foregoing document entitled **Notice of Sale of Estate Property** will be  
4 served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d);  
5 and (b) in the manner stated below:

6 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to  
7 controlling General Orders and LBR, the foregoing document will be served by the court via NEF and  
8 hyperlink to the document. On **September 21, 2021**, I checked the CM/ECF docket for this bankruptcy  
9 case or adversary proceeding and determined that the following persons are on the Electronic Mail  
10 Notice List to receive NEF transmission at the email addresses stated below:

Service List continued on attached page

11 **2. SERVED BY UNITED STATES MAIL:** On **September 21, 2021**, I served the following persons  
12 and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a  
13 true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid,  
14 and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be  
15 completed no later than 24 hours after the document is filed.

12 13	<u>Debtor</u> Walter W. Knauss 345 Rimrock Rd Westlake Village, CA 91361-5206	<u>Joint Debtor</u> Catherine Lynn Knauss 345 Rimrock Rd Westlake Village, CA 91361-5206	Hon. Deborah J. Saltzman USBC – Central District of CA 255 E. Temple St, Ste 1634 Los Angeles, CA 90012
14 15	<u>Estate’s Broker</u> Rosemary Allison 883 S. Westlake Boulevard Westlake Village, CA 91361	<u>Purchaser</u> Gospel Healing Mission Center 1500 Silver Shadow Drive Newbury Park, California 91320	<u>Purchaser’s Agent</u> Alisa Marcarelli 5832 Logwood Road Thousand Oaks, CA 91362
16 17 18	<u>Judgment Lienholders</u> Cardinal Collection Education Foundation 1723 Karameos Drive Sunnyvale, CA 94087	Martin Logies 1723 Karameos Drive Sunnyvale, CA 94087	John Skirtich 10140 Laurens Drive N.E. Bolivar, OH 44612
19 20 21 22	<u>Lienholders</u> <u>Agent for Service for Roger</u> <u>Lifeset, Inc./Roger Lifeset PSP</u> Roger A. Lifeset 30844 Mainmast Drive Agoura Hills, CA 91301	Marc Evan Hoffman 22287 Mulholland Hwy, #363 Calabasas, CA 91302	

Service List continued on attached page

24 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**  
25 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,  
26 on **September 21, 2021**, I served the following persons and/or entities by personal delivery, overnight  
27 mail service, or (for those who consented in writing to such service method), by facsimile transmission  
28 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.

None.

1 I declare under penalty of perjury under the laws of the United States of America that the foregoing is  
2 true and correct.

3 September 21, 2021      John Berwick      /s/ John Berwick  
4      *Date*                      *Type Name*                      *Signature*

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

2 Shradha Bharatia on behalf of Interested Party Courtesy NEF  
3 notices@becket-lee.com

4 David W Brody on behalf of Creditor MUFG UNION BANK, N.A.  
5 dbrody@brody-law.com, bknotice@brody-law.com

6 David W Brody on behalf of Plaintiff MUFG UNION BANK, N.A., a national banking association  
7 dbrody@brody-law.com, bknotice@brody-law.com

8 Fahim Farivar on behalf of Debtor Walter W. Knauss  
9 fahim@farivarlaw.com, catherine@farivarlaw.com;lisa@farivarlaw.com

10 Fahim Farivar on behalf of Joint Debtor Catherine Lynn Knauss  
11 fahim@farivarlaw.com, catherine@farivarlaw.com;lisa@farivarlaw.com

12 John D Faucher on behalf of Defendant Walter W. Knauss  
13 jdf@johndfaucher.com, FaucherECF@gmail.com

14 Merdaud Jafarnia on behalf of Interested Party Courtesy NEF  
15 bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com

16 Nancy L Lee on behalf of Creditor CitiMortgage, Inc.  
17 bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com

18 Nancy L Lee on behalf of Creditor CitiMortgage, Inc., its assignees and/or successors, by and through its  
19 servicing agent Cenlar FSB  
20 bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com

21 Sandra McBeth (TR)  
22 jwalker@mcbethlegal.com, CA65@ecfcbis.com;ecf.alert+McBeth@titlexi.com

23 Carmela Pagay on behalf of Trustee Sandra McBeth (TR)  
24 ctp@lnbyb.com

25 Todd C. Ringstad on behalf of Creditor Cardinal Collection Educational Foundation  
26 becky@ringstadlaw.com, arlene@ringstadlaw.com

27 Todd C. Ringstad on behalf of Creditor John Skirtich  
28 becky@ringstadlaw.com, arlene@ringstadlaw.com

29 Todd C. Ringstad on behalf of Creditor Martin Logies  
30 becky@ringstadlaw.com, arlene@ringstadlaw.com

31 Todd C. Ringstad on behalf of Interested Party Interested Party  
32 becky@ringstadlaw.com, arlene@ringstadlaw.com

33 Todd C. Ringstad on behalf of Plaintiff Cardinal Collection Educational Foundation  
34 becky@ringstadlaw.com, arlene@ringstadlaw.com

35 Todd C. Ringstad on behalf of Plaintiff John Skirtich  
36 becky@ringstadlaw.com, arlene@ringstadlaw.com

37 Todd C. Ringstad on behalf of Plaintiff Martin Logies  
38 becky@ringstadlaw.com, arlene@ringstadlaw.com

1 United States Trustee (ND)  
ustpreion16.nd.ecf@usdoj.gov

2 Jordan Winsor on behalf of Creditor Pinnacle Service Solutions LLC  
info@pinnaclesolv.com, info@pinnaclesolv.com

3  
4 Timothy J Yoo on behalf of Interested Party Courtesy NEF  
tjy@lnbyb.com

5 Timothy J Yoo on behalf of Trustee Sandra McBeth (TR)  
tjy@lnbyb.com

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