

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Peter J. Mastan (SBN 190250) peter.mastan@dinsmore.com Lovee D. Sarenas (SBN 204361) lovee.sarenas@dinsmore.com Jonathan Serrano (SBN 333225) jonathan.serrano@dinsmore.com DINSMORE & SHOHL LLP 550 S. Hope Street, Suite 1765 Los Angeles, CA 90071 Telephone: (213) 335-7737 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeremy W. Faith, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	
In re: NICHOLAS JETT TORRES, Debtor(s).	CASE NO.: 9:22-bk-10584-RC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/20/2024	Time: 2:00 pm
Location: Courtroom 201, 1415 State Street, Santa Barbara, California 93101	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/06/2024

Description of property to be sold:

3900 Lightening Ridge, Simi Valley, CA 93063

Terms and conditions of sale:

See attached Notice of Sale. Sale price is \$195,000.00, subject to overbid by Qualified Bidders at the hearing. Initial overbid is at least \$205,000.00. Subsequent overbids are in increments of \$5,000.00.

Proposed sale price: \$ 195,000.00

Overbid procedure (if any):

Overbid packages must be received by Feb 14, 2024 at 2:00 p.m. including: (i) written offer of at least \$205,000.00, (ii) cashier's check for 3% of purchase price, (iii) satisfactory proof of available funds in the highest amount bidder wishes to be qualified to bid, (iv) waiver of all contingencies and further due diligence. See Sale Motion for further details.

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

February 20, 2024 at 2:00 p.m.
Courtroom 201
1415 State Street
Santa Barbara, California 93101

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

Peter J. Mastan, Esq., Counsel for Trustee
Dinsmore & Shohl LLP
550 S. Hope Street, Suite 1765
Los Angeles, CA 90071-2627
Tel: (213) 335-7737
Email: peter.mastan@dinsmore.com

Date: 01/30/2024

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:
550 South Hope Street, Suite 1765, Los Angeles, CA 90071

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)* 01/30/2024, 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)* 01/30/2024, 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)* 01/30/2024, 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.

01/30/2024
Date

Katrice Ortiz
Printed Name

/s/ Katrice Ortiz
Signature

In re Torres
U.S.B.C., Central District of California, Northern Division
Case No. 9:22-bk-10584-RC

PROOF OF SERVICE OF DOCUMENT (CONT.)

I. SERVED ELECTRONICALLY VIA NEF:

- **Dane W Exnowski:** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Jeremy W. Faith (TR):** Trustee@MarguliesFaithlaw.com, C118@ecfcbis.com; Helen@MarguliesFaithLaw.com; leedowding@gmail.com
- **Peter J Mastan:** peter.mastan@dinsmore.com, SDCMLFiles@dinsmore.com; Katrice.ortiz@dinsmore.com
- **Georgene E Pantelas:** gpantelas@earthlink.net
- **Jonathan Serrano:** jonathan.serrano@dinsmore.com
- **Holly R Shilliday:** bknotice@mccarthyholthus.com, hshilliday@ecf.courtdrive.com
- **United States Trustee (ND):** ustpreion16.nd.ecf@usdoj.gov

II. SERVED VIA REGULAR U.S. MAIL:

Debtor:

Nicholas Jett Torres
2462 N Justin Avenue
Simi Valley, CA 93065-2354

Potential Buyer:

Jose M. Ortega Toledo
Monica Lozano Ramirez
4380 Alamo Street
Simi Valley, CA 93063

Trustee:

Jeremy W. Faith, Trustee
16030 Ventura Blvd., Suite 470
Encino, CA 91436

U.S. Trustee (Santa Barbara Office):

Office of the U.S. Trustee
1415 State Street, Suite 148
Santa Barbara, CA 91301

U.S. Trustee (LA Office):

Office of the U.S. Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

III. SERVED VIA OVERNIGHT MAIL (FED EX):

U.S. Bankruptcy Court:

Honorable Ronald A. Clifford III
United States Bankruptcy Court
Central District of California
1415 State Street, Suite 233/Courtroom 201
Santa Barbara, CA 93101-2511