

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>JEFFREY S. SHINBROT, ESQUIRE (SBN 155486) jeffrey@shinbrotfirm.com JEFFREY S. SHINBROT, APLC 15260 Ventura Blvd., Suite 1200 Sherman Oaks, CA 91403 Telephone: (310) 659-5444 Fax (310) 878-8304</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</p>			
<p>In re: JEFFREY DENNIS PEPPARD</p> <p>Debtor(s).</p>		<p>CASE NO.: 9:23-bk-10945-RC CHAPTER: 11</p>	
		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 04/22/2025	Time: 1:00 pm
Location: 7 Ashley Avenue Santa Barbara, CA	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 04/08/2025

Description of property to be sold:

Commercial property that bears APN: 017-165-013 and commonly known as 7 Ashley Avenue in the city of Santa Barbara, County of Santa Barbara, in the State of California

Terms and conditions of sale:

Purchase price of \$1,000,000.00, all cash, no contingencies. The sale is AS-IS, WHERE IS, and buyer to rely on their own investigations of the Property. The sale includes a lease back to the Debtor as set forth in the Sale Motion. Proposed purchaser is Richard Wax or Assignee

Proposed sale price: \$ 1,000,000.00

Overbid procedure (if any):

First overbid \$1,010,00, bidder must agree to terms of the agreements annexed to the Sale Motion, provide a Cashier's Check in the amount of \$30,000 to A&A Escrow, demonstrate ability to close by 4/12/2025 to counsel listed below.

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

April 22, 2025, 1:00 p.m.
Courtroom 201
1415 State Street
Santa Barbara, CA

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

JEFFREY S. SHINBROT
jeffrey@shinbrotfirm.com
JEFFREY S. SHINBROT, APLC
15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403
Telephone: (310) 659-5444
Fax: (310) 878-8304
Counsel to Reorganized Debtor

Date: 03/28/2025

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:

15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**: will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below

x. 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*) 3/28/2025, 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:

- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Brian David Fittipaldi** brian.fittipaldi@usdoj.gov
- **Charles Shamash** cs@locs.com, generalbox@locs.com
- **Najah J Shariff** najah.shariff@usdoj.gov, caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- **Jeffrey S Shinbrot** jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com; tanya@shinbrotfirm.com
- **United States Trustee (ND)** ustpregion16.nd.ecf@usdoj.gov

X SERVED BY UNITED STATES MAIL: On (*date*) 3/28/2025, 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.

x service list attached.

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*) 3/28/2025, 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.

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

3/28/2025
Date

Sandra Rodriguez
Printed Name

/s/Sandra Rodriguez
Signature

Case Number: 9:23-bk-10945-RC

Debtor

Jeffrey Dennis Peppard

1364 Kenwood Road

Santa Barbara, CA 93109-1224

Secured Creditors

Bank Of America

P.O. Box 31785

Tampa, FL 33631-3785

Nancy A. Bull-

PO Box 744

Solvang, CA 93464-4000

Franchise Tax Board

Bankruptcy Section MS: A-340

P. O. Box 2952

Sacramento, CA 95812-2952

Internal Revenue Service

Centralized Insolvency Operations

PO BOX 7346

Philadelphia PA 19101-7346

Santa Barbara County Treasurer

Tax Collector

PO Box 579

Santa Barbara CA 93102-0000

Miles T. Goldrick

125 East Victoria Street Suite F

Santa Barbara CA 93101-0000

Fay Servicing

1601 LBJ Freeway Suite 150

Farmers Branch, TX 75234

Santander Consumer USA Inc.,

PO Box 961245

Fort Worth, TX 76161

State of California

Employment Development Dept.

Lien Group, MIC 92G

PO Box 826880
Sacramento, CA 94280-0001

TOP 20 Unsecured Creditors

City of Santa Barbara
PO Box 60809
Santa Barbara, CA 93160

Pearson Dental Supply Co.
13161 Telfair Avenue
Sylmar, CA 91342

Bank of America
PO Box 673033
Dallas, TX 75267-3033

SoCalGas
PO Box 30337
Los Angeles, CA 90030

Utility Billing
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102

Kemble White Attorney
2780 State Street Ste. A
Santa Barbara, CA 93101

Action Local
5266 Hollister Ave # 205
Santa Barbara, CA 93111-4040

Bank Card USA Merchant Services
2625 Townsgate Rd.,#100
Thousand Oaks, CA 91361-5737

Employment Development Department
PO Box 826215 MIC 3A
Sacramento, CA 94230-6215

Henry Schein
135 Duryea Road
Melville, NY 11747-3834

Internal Revenue Service
Small Business/Self-Employed Div.
26415 Carl Boyer Dr., Ste. 225
Santa Clarita, CA 91350-5830

John Florence
PO Box 40751
Jefferson City MO 65173

Maria Padilla
203 State Street Suite 207
Santa Barbara, CA 93101|

Santa Barbara County Treasurer
Tax Collector
PO Box 579
Santa Barbara, CA 93102-0579

Santa Barbara Ponds Unlimited
1215 De La Vina Street
Santa Barbara, CA 93101-3136

State of California
Employment Development Department
Lien Group, MIC 92G
PO Box 826880
Sacramento, CA 94280-0001

Alma Peppard
420 Old Coast Hwy
Santa Barbara, CA 93103

NEF
Hahn Fife & Company
1055 E. Colorado Blvd., Suite 500
Pasadena, CA 91106

Stanley Otake
225 North Deerwood Street
Orange, CA 92869

U.S. Securities and Exchange Commission
Attn: Bankruptcy Counsel
111 South Flower St., Ste. 900
Los Angeles, CA 90012

Civil Process Clerk
United States Attorney's Office
Federal Building, Room 7516
300 N. Los Angeles St.
Los Angeles, CA 90012

Attorney General
US Department of Justice
Ben Franklin Station
PO Box 683
Washington, DC 20044

State of CA Employment Development Dept.
Employment Development Dept.
Bankruptcy Group MIC 92E
P. O. Box 826880
Sacramento, CA 94280-0001

Potential buyer
Richard Wax, and or Assignee
Email: richard@rwaspen.com