

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	
In re: FELIPA RUTHE RICHLAND aka Felipa Richland Eith, Debtor(s).	CASE NO.: 9:25-bk-10144-RC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/03/2025	Time: 1:00 pm
Location: Ctrm. 201, U.S. Bankruptcy Court, 1415 State Street, Santa Barbara, CA 93101	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/20/2025

Description of property to be sold:

that certain residential real property commonly known as 188 Pinecrest Road, Thousand Oaks, California 91361, identified by Ventura County Assessor's Parcel Number 681-0-023-095 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, free and clear of liens, for a sales price of \$2,600,000.00, with no representations or warranties, and with no contingencies

Proposed sale price: \$ 2,600,000.00

Overbid procedure (*if any*):

See attached.

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

Date & time: June 3, 2025 at 1:00 p.m.

Address: 1415 State Street, Courtroom 201, Santa Barbara, California 93101

or

By zoom audio and video, connection information for the hearing is provided on Judge Clifford's publicly posted hearing calendar, which may be viewed online at: <http://ecfciao.cacb.uscourts.gov/CiaoPosted/?jid=RC> and selecting "Judge Ronald A. Clifford III" from the tab on the left side of the page.

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

Nancy Hoffmeier Zamora
Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600
Los Angeles, CA 90071
Tel. 213-488-9411
Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 05/13/2025

OVERBID PROCEDURE

A. Each potential bidder (other than Buyer as defined in the Motion for Order Authorizing Trustee to Sell Real Property Free and Clear of Liens and Interests, Subject to Overbid (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Two Hundred Sixty Thousand and no/100 Dollars (\$260,000.00) (the "Earnest Money Deposit") made payable to "Mission Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement, attached as Exhibit B to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale, with no contingencies;

(3) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before the first business day that is at least fifteen (15) days after entry of the order approving the sale (the "Sale Order"), and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(4) attend the Hearing, in person or via ZoomGov video or audio, to participate in the overbidding; and

B. The initial overbid shall be a total of \$2,620,000.00, i.e., \$20,000.00 more than the Sales Price of \$2,600,000.00, and all additional overbids must be made in minimum increments of

1 \$10,000.00 over the last stated overbid made on the record.

2 If highest bidder ("Highest Bidder") fails to close the Sale
3 Escrow on or before the first business day that is at least
4 fifteen (15) days after entry of the Sale Order, Highest Bidder
5 shall forfeit the Earnest Money Deposit and the next highest
6 bidder shall pay the next highest bid to purchase the Real
7 Property within ten business days of written notification,
8 transmitted via facsimile and/or e-mail, of Highest Bidder's
9 default.

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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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, 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)* 05/13/2025, 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:

United States Trustee: United States Trustee, ustpregion16.wh.ecf@usdoj.gov, Katherine Bunker kate.bunker@usdoj.gov

Trustee: Nancy J. Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com

Debtor's Counsel: Michael S. Kogan, mkogan@koganlawfirm.com

Creditors' Counsel: Sheryl K. Ith, sith@cookseylaw.com; Misty A. Perry, Isaacson misty@ppilawyers.com, ecf@ppilawyers.com, pagterandperryisaacson@jubileeek.net; Joseph C. Delmotte, ecfacab@aldridgepate.com, JCD@ecf.inforuptcy.com, jdelmotte@aldridgepate.com; Amitkumar Sharma, amit.sharma@aisinfo.com; Kristin A. Schuler-Hintz, bknotice@mccarthyholthus.com, Khintz@ecf.inforuptcy.com, Khintz@mccarthyholthus.com, Khintz@ecf.courtdrive.com; Anna Landa, alanda@kjesq.com; William E. Winfield, wwinfeld@calattys.com, scuevas@calattys.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 05/13/2025, 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.

Debtor: Felipa Ruthe Richland, 188 Pinecrest Road, Thousand Oaks, CA 91361; Debtor's Spouse: Jeffrey Eith, 188 Pinecrest Road, Thousand Oaks, CA 91361; Trustee's Broker: Behnaz Tavakoli, The One Luxury Properties, 5000 N. Parkway Calabasas Ste:100 Calabasas CA 91302; Trustee's CPA: Samuel R. Biggs, CPA, SLBIGGS, A Division of SingerLewak, 10960 Wilshire Blvd., Suite 1100, Los Angeles, CA 90024; Escrow: Mihee Chir, Mission Escrow, 15910 Ventura Blvd., #1160, Encino, CA 91436; Title: Rich Miehl, Mina Chin, First American Title Company, 330 N. Brand Blvd., #1150, Glendale, CA 91203; Proposed Buyers: Nicholas J. Marechal and Arlene D. Marechal, 4909 Calvin Avenue, Tarzana, CA 91356; Buyer's Broker: Shane Marechal, Beverly & Company, 23801 Calabasas Road, Suite 1029, Calabasas, CA 91302; U.S. Trustee: Eryk Escobar, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: Judge's copy waived per Judge's procedures

☒ 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)* 05/13/2025, 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.

☐ 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.

05/13/2025

Date

Cynthia Casas

Printed Name

/s/ Cynthia Casas

Signature