

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address D. EDWARD HAYS, #162507 ehays@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, KARL T. ANDERSON	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: CLIFFORD ALLEN BRACE, JR. Debtor(s).	CASE NO.: 6:11-bk-26154-SY CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: May 26, 2022	Time: 9:30 a.m.
Location: United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501 *Special COVID-19 procedures may apply, and the courtroom may be closed. Please refer to the Court's website for more details.	

Type of Sale: Public Private **Last date to file objections:** May 12, 2022

Description of property to be sold: Real property located at and commonly known as 16270 Chippewa Road, Apple Valley, CA , APN 0441-057-03-0-000 - legal description contained in Motion, filed on May 5, 2022, as Docket No. 396.

Terms and conditions of sale: The proposed sale Buyer will pay \$360,000 to the Estate, sale to be as-is. Deposit: \$10,000. There are no liens against the Property except those for unpaid property taxes (which appear to be current).

Proposed sale price: \$360,000, subject to overbid.

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): The proposed Sale is subject to overbids as set forth in the Motion. The initial overbid is set at \$365,000. Overbids must be received prior to the scheduled date and time of the hearing, along with a \$10,000 earnest money deposit. Minimum increment \$1,000. Interested overbidders are encouraged to contact the Trustee's counsel below.

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

My 26, 2022 at 9:30 a.m.
United States Bankruptcy Court, Central District of California
Riverside Division
3420 Twelfth Street, Riverside, CA 92501
Courtroom 302

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

D. Edward Hays / ehays@marshackhays.com
Tinho Mang / tmang@marshackhays.com
MARSHACK HAYS LLP
870 Roosevelt
Irvine, CA 92620
(949) 333-7777
(949) 333-7778

Date: May 5, 2022

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:
870 Roosevelt, Irvine, CA 92620

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 **May 5, 2022**, 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 **May 5, 2022**, 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: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **May 5, 2022**, 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.

VIA OVERNIGHT DELIVERY:

PRESIDING JUDGE'S COPY

HONORABLE SCOTT H. YUN
UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
3420 TWELFTH STREET, SUITE 345 / COURTROOM 302
RIVERSIDE, CA 92501-3819

VIA EMAIL:

INTERESTED PARTY

SUSANNE GOLDBERG
FKA SUSANNE CHRISTENSEN
GOLDBERGSUZIEQ@YAHOO.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 5, 2022

Date

Cynthia Bastida

Printed Name

/s/ Cynthia Bastida

Signature

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

- **TRUSTEE KARL T ANDERSON (TR):** Karl T Anderson (TR) 2edansie@gmail.com, kanderson@ecf.axosfs.com
- **ATTORNEY FOR JPMORGAN CHASE BANK, NATIONAL ASSOCIATION:** Paul W Cervenka paul.cervenka@bonialpc.com
- **ATTORNEY FOR CREDITOR JPMORGAN CHASE BANK, N.A.:** Yausheka H Colding efile@fivelakesagency.com, efile@fivelakesagency.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF CATAMOUNT PROPERTIES 2018, LLC:** Seth P Cox seth.cox@civicfs.com, dmarcus@wedgewood-inc.com; jpeeler@wedgewood-inc.com; seth.cox@summitlegal.pro
- **ATTORNEY FOR TRUSTEE:** Matthew Grimshaw mgrimshaw@marshackhays.com, mgrimshaw@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE:** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR JEFFERSON CAPITAL SYSTEMS LLC:** Johnathan J Kirby Johnathan.Kirby@JeffersonCapitalInternational.com
- **ATTORNEY FOR TRUSTEE:** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE:** Judith E Marshack jmarshack@marshackhays.com, jmarshack@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **INTERESTED PARTY COURTESY NEF:** Richard A Marshack rmarshack@marshackhays.com, lbuchananmh@ecf.courtdrive.com; rmarshack@ecf.courtdrive.com
- **ATTORNEY FOR INTERESTED PARTY GERALDINE ELIZABETH JOHNSON LIVING TRUST:** W. Derek May wdmlaw17@gmail.com, r48266@notify.bestcase.com
- **ATTORNEY FOR U.S. TRUSTEE (RS):** Kelly L Morrison kelly.l.morrison@usdoj.gov
- **INTERESTED PARTY:** Michael Salanick msalanick@salanicklaw.com
- **INTERESTED PARTY COURTESY NEF:** David Samuel Shevitz david@shevitzlawfirm.com, shevitzlawfirm@ecf.courtdrive.com; r48785@notify.bestcase.com; Jose@shevitzlawfirm.com
- **INTERESTED PARTY COURTESY NEF:** Ramesh Singh claims@recoverycorp.com
- **ATTORNEY FOR DEBTOR CLIFFORD ALLEN BRACE, JR.:** Paul M Stoddard pstodd5772@aol.com
- **U.S. TRUSTEE (RS):** United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- **ATTORNEY FOR CREDITOR CATAMOUNT PROPERTIES 2018, LLC:** Amelia B. Valenzuela avalenzuela@wedgewood-inc.com, dmarcus@wedgewood-inc.com; jpeeler@wedgewood-inc.com; jchoi@wedgewood-inc.com; jchoi@wedgewood-inc.com
- **ATTORNEY FOR DEBTOR CLIFFORD ALLEN BRACE, JR.; DEFENDANT ANH N. BRACE, INDIVIDUALLY AND AS THE TRUSTEE OF THE CRESENT TRUST DATED JULY 30, 2004; AND DEFENDANT CLIFFORD ALLEN BRACE, JR., INDIVIDUALLY AND AS THE TRUSTEE OF THE CRESCENT TRUST DATED JULY 30, 2004:** Stephen R Wade srw@srwadelaw.com, reception@srwadelaw.com
- **ATTORNEY FOR CREDITOR AMERICAN EXPRESS CENTURION BANK:** Gilbert B Weisman, II notices@becket-lee.com

2. SERVED BY UNITED STATES MAIL: CONTINUED:**DEBTOR**

CLIFFORD ALLEN BRACE, JR
22421 BARTON RD #190
GRAND TERRACE, CA 92313-5008

INTERESTED PARTY

SAN BERNARDINO COUNTY TAX
COLLECTOR
268 W HOSPITALITY LANE, FIRST
FLOOR
SAN BERNARDINO, CA 92408

INTERESTED PARTY

ALL CONSTRUCTION SERVICES,
INC.
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE
22421 BARTON RD #190
GRAND TERRACE, CA 92313

INTERESTED PARTY

ALL CONSTRUCTION SERVICES,
INC.
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE
P.O. BOX 8
PATTON, CA 92369

**INTERESTED PARTY / FORMER
TRUSTEE OF ALL CONSTRUCTIONS
SERVICES, INC.**

LARRY D. SIMONS
LAW OFFICES OF LARRY D. SIMONS
3610 CENTRAL AVENUE, SUITE 400
RIVERSIDE, CA 92506

INTERESTED PARTY

CATAMOUNT PROPERTIES 2018,
LLC
WEDGEWOOD
2015 MANHATTAN BEACH BLVD.,
STE 100
REDONDO BEACH, CA 90278-1230

**RTD 12/01/21 UTF
INTERESTED PARTY**

DIANA J. CARLONI
LAW OFFICES JAMES MINTON
44467 PARK AVENUE
VICTORVILLE, CA 92392-2311

**NEW ADDR 12/01/21 CALBAR
INTERESTED PARTY**

DIANA J. CARLONI
ATTORNEY AT LAW
16195 SISKIYOU RD, STE 130
APPLE VALLEY, CA 92307-1346

**RTD 12/20/21 UTF
INTERESTED PARTY**

ESTATE OF ERIN E. WILSON
C/O BURKE L. HUBER
47011 BEACH BLVD. # 900
HUNTINGTON BEACH, CA 92647-
5998

**NEW ADDR 12/01/21 CALBAR
INTERESTED PARTY**

ESTATE OF ERIN E. WILSON
C/O BURKE L. HUBER
801 S 4TH ST
LAS VEGAS, NV 89101-6708

INTERESTED PARTY

ESTATE OF G.E. JOHNSON
22421 BARTON RD #190
GRAND TERRACE, CA 92313

INTERESTED PARTY

TOWN OF APPLE VALLEY
14955 DALE EVANS PARKWAY
APPLE VALLEY, CA 92307