Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com ☐ Individual *appearing without attorney* ☒ *Attorney for*: Karl T. Anderson, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – RIVERSIDE DIVISION

In re:	CASE NO.: 6:20-bk-11274-MH
NELLY GUADALUPE SENEFF,	CHAPTER: 7
Debtor(s)	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: March 31, 2021	**Time:** 11:00 a.m.
Location: Courtroom "303" of the United States Bankruptcy Court, 3420 Twelfth Street, Riverside, California	

Type of Sale: ☐ Public ☒ Private **Last date to file objections**: March 17, 2021

Description of property to be sold: all of the right, title and interest of Karl T. Anderson, Chapter 7 Trustee ("Trustee"), in residential real property commonly described as 8482 Running Gait Lane, Riverside, California ("Property")

Terms and conditions of sale: The sale of the Trustee's right, title and interest in the Property is by a private sale to Nelly Guadalupe Seneff, the Chapter 7 debtor ("Debtor") in this case, and is not subject to higher and better bids. The purchase price is $189,000, which is payable as follows: (a) a cash payment of $14,000; and (b) a credit of $175,000 for the Debtor's homestead exemption in the Property. The sale is on an "as-is" basis, without representations or warranties, and subject to all liens and encumbrances.

Proposed sale price: $189,000

Overbid procedure (*if any*): Not applicable because this is a private sale.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
Not applicable because this is a private sale that is subject to liens.

Contact person for potential bidders (*include name, address, telephone, fax and/or email* address):
Not applicable because this is a private sale that is not subject to higher and better bids.

Date: March 8, 2021

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: 3853 Meadow Park Lane, Torrance, CA 90505.

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 March 8, 2021, 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 March 8, 2021, 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 March 8, 2021, 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.

March 8, 2021	Robert A. Hessling	
Date	*Printed Name*	*Signature*

ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Trustee Karl T Anderson (TR) 2edansie@gmail.com, kanderson@ecf.axosfs.com
Julia Doan askbk@resurgent.com
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Valerie Smith claims@recoverycorp.com
Debtor's Counsel Todd L Turoci mail@theturocifirm.com
United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

Debtor
Nelly Guadalupe Seneff
8482 Running Gait Ln
Riverside, CA 92509-5140

Lienholders
(Address Per Schedules and List of Creditors)
Ditech Financial LLC
1100 Virginia Dr #100 A
Fort Washington, PA 19034-3277

(Address per Secretary of State)
Ditech Financial, LLC
500 Office Center Drive, Suite 400
Fort Washington, PA 19034

(Address of Registered Agent for Service of Process)
Ditech Financial, LLC
c/o CT Corporation System
28 Liberty St.
New York, NY 10005

(Address of Servicing Agent per Loan Statement)
Ditech Financial, LLC
Shellpoint Mortgage Servicing
P.O. Box 619063
Dallas, TX 75261-9063

(Address per Notice of Assessment and
Payment of Contractual Assessment
Required recorded on 5/19/15)
Secretary to Executive Committee
Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501-3609

(Address of Western Riverside Council of Governments re HERO Program)
Western Riverside Council of Governments
3390 University Ave., Suite #450
Riverside, CA 92501

(Addresses Per Schedules and List of Creditors)
Midland Funding, LLC
P.O. Box 2011
Warren, MI 48090-2011

Midland Funding LLC
350 Camino De La Reina Ste 100
San Diego, CA 92108-3007

Midland Funding
8875 Aero Drive Ste 200
San Diego, CA 92123-2255

(Address Per Abstract of Judgment recorded on 5/31/12)
Midland Funding, LLC
c/o Erica L. Brachfeld
The Brachfeld Law Group
880 Apollo St., Suite 155
El Segundo, CA 90245

(Address Per Secretary of State)
Midland Funding, LLC
350 Camino de la Reina, Suite 300
San Diego, CA 92108

(Address of Registered Agent for Service of Process)
Midland Funding, LLC
c/o Corporation Services Company, dba
CSC – Lawyers Incorporating Service
251 Little Falls Drive
Wilmington, DE 19808

U.S. Bank National Association, as Trustee for
GMAC Mortgage Loan Trust 2010-2, Mortgage
Pass-Through Certificate Series 2010-2
7360 S. Kyrene Rd.
Tempe, AZ 85283

Creditors
LVNV Funding LLC |c/o Resurgent Capital Services|P.O. Box 10587|Greenville, SC 29603-0587
Pinnacle Credit Services, LLC |c/o Resurgent Capital Services|PO Box 10587|Greenville, SC 29603-0587
AT&T U-Verse |PO Box 5014|Carol Stream, IL 60197-5014
ARROWHEAD CREDIT UNION|PO BOX 4100|RANCHO CUCAMONGA CA 91729-4100
Arrowhead Credit Union|Mail Code #087|PO Box 735|San Bernardino, CA 92402
Dynamic Recovery Solutions |135 Interstate Blvd|Greenville, SC 29615-5720
I C System Inc |PO Box 64378|Saint Paul, MN 55164-0378
Kaiser Permanente |File 50445|Los Angeles, CA 90074-0001
LVNV Funding, LLC |Resurgent Capital Services|PO Box 10587|Greenville, SC 29603-0587
Los Angeles County Sheriff Dept |300 E Olive Ste 104|Burbank, CA 91502-1266
NMAC |PO Box 660366|Dallas, TX 75266-0366
Pinnacle Credit Services |7900 Highway 7 # 100|Minneapolis, MN 55426-4045
Pinnacle Credit Services, LLC |Resurgent Capital Services|PO Box 10587|Greenville, SC 29603-0587
PORTFOLIO RECOVERY ASSOCIATES LLC|PO BOX 41067|NORFOLK VA 23541-1067
Portfolio Recovery Assoc|120 Corporate Blvd Ste 100|Norfolk, VA 23502
Riverside County Property Tax Colle |4080 Lemon Street|Riverside, CA 92501-3609
SYNCB/JcPeneys |PO Box 965007|Orlando, FL 32896-5007
SYNCB/Wal-Mart |PO Box 965024|Orlando, FL 32896-5024

Stanislaus Credit Control |914 14th Street|Modesto, CA 95354-1011
The Brachfeld Law Group PC |880 Apollo St Ste 155|El Segundo, CA 90245-4783|
Verizon Wireless |PO Box 9622|Mission Hills, CA 91346-9622
Karl T. Anderson, CPA Inc|340 South Farrell Dr Ste A210|Palm Springs, CA 92262-7932

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL

By Priority Mail
Presiding Judge's Copy
Honorable Mark D. Houle
U.S. Bankruptcy Court
3420 12th Street, Suite 365
Riverside, CA 92501-3819