

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  RICHARD A. MARSHACK, #107291 rmarshack@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: KARL T. ANDERSON, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: HILLSHIRE HOLDINGS, LLC,          Debtor(s).	CASE NO.: 6:21-bk-10722-SY CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> September 23, 2021	<b>Time:</b> 9:30 a.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 303, 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:** September 9, 2021

**Description of property to be sold:** Real Property commonly known as 741 E. Claremont Street, Pasadena, CA  
 APN: 5730-029-008, legal description contained in the Sale Motion filed on \_\_\_\_\_, 2021, as  
 Dk. No. \_\_\_\_\_

**Terms and conditions of sale:** The terms and conditions of the proposed sale, including the price and all contingencies: The proposed sale is as-is, where-is, and with all faults, subject to overbid.

**Proposed sale price:** \$910,000

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):** Bid price by Buyer is \$910,000 with a \$36,000 deposit. Starting overbid \$915,000 with \$36,000 deposit. Minimum increment thereafter \$1,000. Overbidder must qualify and provide proof of funds prior to date and time of sale hearing. More detailed overbid procedures contained in sale motion.

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

September 23, 2021 at 9:30 a.m.  
United States Bankruptcy Court, Central District of California  
Riverside Division  
3420 Twelfth Street, Riverside, CA 92501  
Courtroom 302  
Appearances may be made in person or via toll-free AT&T  
conference call line.

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

Clarence Yoshikane - clarence.yoshikane@gmail.com  
Jennifer Toyama - j\_toyama@verizon.net  
Tel: 714) 606-5765 // 714) 501-7132

Date: September 2, 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:  
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 **September 2, 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 **September 2, 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.

### **DEBTOR**

HILLSHIRE HOLDINGS, LLC  
ATTN: OFFICER, A MANAGING OR GENERAL AGENT,  
OR TO ANY OTHER AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO RECEIVE SERVICE  
4891 STONEGLEN AVE  
FONTANA, CA 92336-0798

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 **September 2, 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.

### **VIA OVERNIGHT MAIL:**

**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

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.

September 2, 2021  
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 DEBTOR HILLSHIRE HOLDINGS, LLC:** Richard L Barrett thebarrettlawoffice@yahoo.com
- **ATTORNEY FOR TRUSTEE KARL T ANDERSON (TR):** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE KARL T ANDERSON (TR):** Richard A Marshack rmarshack@marshackhays.com, lbuchananmh@ecf.courtdrive.com; rmarshack@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR MICHAEL SENDERS, AN INDIVIDUAL AS TO UNDIVIDED 50% INTEREST AND ILIA LERNER AND STELLA LERNER AS HUSBAND AND WIFE TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON:** Alla Tenina alla@teninalaw.com, jenny@teninalaw.com
- **U.S. TRUSTEE (RS):** United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

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

**SECURED CREDITOR**

ALTON KEITH SMITH, JR.  
1940 PARK CHASE LN NE  
ATLANTA, GA 30324-2730

**RTD 06/28/21 UTF**

**SECURED CREDITOR**

EXHIBIT B  
ATTN: OFFICER, A MANAGING OR  
GENERAL AGENT, OR TO ANY OTHER  
AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO RECEIVE  
SERVICE  
~~6400 LAUREL CANYON BLVD STE 304  
NORTH HOLLYWOOD, CA 91606-1583~~

**SECURED CREDITOR**

EXHIBIT B  
C/O FCI SERVICING  
8180 E KAISER BLVD  
ANAHEIM, CA 92808-2277

**SECURED CREDITOR / POC**

**ADDRESS**

MICHAEL SENDERS, ILIA LERNER,  
AND STELLA LERNER  
15250 VENTURA BLVD. SUITE 601  
SHERMAN OAKS, CA 91403-3218

**INTERESTED PARTY**

LOS ANGELES COUNTY ASSOSSOR  
EAST DISTRICT OFFICE  
1190 DURFEE AVE  
SOUTH EL MONTE, CA 91733

**INTERESTED PARTY**

ALL OCCUPANTS OF 741 E  
CLAREMONT STREET  
741 E CLAREMONT STREET  
PASADENA, CA 91104

**CREDITOR**

CHASE BANK  
ATTN: OFFICER, A MANAGING OR  
GENERAL AGENT, OR TO ANY  
OTHER AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO  
RECEIVE SERVICE  
8108 MILLIKEN AVE  
RANCHO CUCAMONGA, CA 91730-  
7468

**CREDITOR**

JPMORGAN CHASE BANK N A  
BANKRUPTCY MAIL INTAKE TEAM  
700 KANSAS LANE FLOOR 01  
MONROE LA 71203-4774

**CREDITOR**

MARTIN R. RUIZ  
4891 STONEGLEN AVE  
FONTANA, CA 92336-0798

**CREDITOR**

PASADENA WATER AND POWER  
PO BOX 7121  
PASADENA, CA 91109-7121

**INTERESTED PARTY**

EDDIE L. MYRICKS, JR.  
GRANTOR'S SON, BENEFICIARY  
5541 MIDDLEBERRY COURT ,  
RANCHO CUCAMONGA, CA 91739

**INTERESTED PARTY**

SANDRA MYRICKS  
GRANTOR'S DAUGHTER,  
SUCCESSOR TRUSTEE  
BENEFICIARY  
5541 MIDDLEBERRY COURT ,  
RANCHO CUCAMONGA, CA 91739

**INTERESTED PARTY**

WILLIE. MYRICKS  
GRANTOR'S DAUGHTER,  
BENEFICIARY  
5541 MIDDLEBERRY COURT ,  
RANCHO CUCAMONGA, CA 91739

**INTERESTED PARTY**

ELLSTINE MYRICKS  
GRANTOR'S DAUGHTER,  
BENEFICIARY  
5541 MIDDLEBERRY COURT ,  
RANCHO CUCAMONGA, CA 91739

**INTERESTED PARTY**

ROBERT MYRICKS  
GRANTOR'S SON, BENEFICIARY  
5541 MIDDLEBERRY COURT ,  
RANCHO CUCAMONGA, CA 91739

**INTERESTED PARTY**

JEANETTE MYRICK  
GRANTOR'S SON, BENEFICIARY  
5541 MIDDLEBERRY COURT ,  
RANCHO CUCAMONGA, CA 91739

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741 E. CLAREMONT  
PASADENA, CA 91104

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BENEFICIARY  
741 E. CLAREMONT  
PASADENA, CA 91104

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