Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Nancy Hoffmeier Zamora, Esq. (SBN 137326) Anthony N. R. Zamora, Esq. (SBN 146619) Zamora & Hoffmeier, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel: (213) 488-9411 Fax:(213) 488-9418 email: zamora3@aol.com ☐ *Individual appearing without attorney* ☒ *Attorney for:* Lynda T. Bui, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re:	CASE NO.: 6:21-bk-11586-WJ CHAPTER: 7
JAMES ALLEN GROSS, Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 11/30/2021	**Time:** 1:00 pm
Location: CTRM: 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 11/16/2021

Description of property to be sold:

Residential real property commonly known as 3660 E. Chia Road, Palm Springs, California 92262 and identified by Riverside County Assessor's Parcel No. 677-242-035 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of $805,000.00

Proposed sale price: $ 805,000.00

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: November 30, 2021
Time: 1:00 p.m.
Location: Ctrm. 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501 (or Via CourtCall)

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

Nancy Hoffmeier Zamora, Esq.
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: 11/09/2021

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 Twenty-Five Thousand and no/100 Dollars ($25,000.00) (the "Earnest Money Deposit") made payable to "A&A 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, as defined in and attached as Exhibit A to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the Real Property, 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 motion (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 by CourtCall to participate in the overbidding; and

B. The initial overbid shall be a total of $815,000.00, i.e., $10,000.00 more than the Sales Price of $805,000.00, and all additional overbids must be made in minimum increments of $1,000.00 over the last stated overbid made on the record.

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

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*) 11/09/2021, 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:

United States Trustee: ustpregion16.rs.ecf@usdoj.gov
Trustee: Lynda T. Bui, trustee.bui@shulmanbastian.com, C115@ecfcbis.com
Trustee's Counsel: Nancy H. Zamora, zamora3@aol.com
Debtor's Counsel: H. Christopher Heritage, chris@heritagelegal.com, hauoli@heritagelegal.com, heritagecr91710@notify.bestcase.com;
Summer M. Shaw, ss@shaw.law, shawsr70161@notify.bestcase.com, shawsr91811@notify.bestcase.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 11/09/2021, 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 (Deceased): James A. Gross, 3660 E. Chia Rd., Palm Springs, CA 92262; Trustee of Lifetime Trust: Rodney Drew, CLPF, P.O. Box 2488, Palm Springs, CA 92263; Escrow: Antonia Delgado, A & A Escrow Services, Inc., 415 N. Crescent Drive, Suite 320, Beverly Hills, CA 90210; Title: Mindy Beckham, Stewart Title, 2801 Townsgate, Suite 111, Westlake Village, CA 91361; Estate Broker: Victor Benjamin, Elite Premier Properties, 300 Spectrum Center Dr., Suite 860, Irvine, CA 92618; Buyer: Jaitavya Sekhri, 8822 Megan Ave., West Hills, CA 91304; Kunal Bhandari, 2000 El Cajon Cir, Oxnard, CA 93035; Buyer Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901Calabasas Road, Suite 1050 Calabasas, CA 91302; Lender: NOVAD, Cash Accounting Department, 2401 NW 23rd Street, Suite 1A1, Oklahoma City, OK 73107; Elan S. Levey, Esq., United States Attorney's Office, Central District of California, 300 N. Los Angeles St., Fed. Bldg., Rm. 7516, Los Angeles, CA 90012; Riverside County Tax Collector, Attn: Ismael Vargas & Adelina Abril, 4080 Lemon Street, 4th Floor Riverside, CA 92501; U.S Trustee: Office of the United States Trustee, 3801 University Avenue, Suite 720, Riverside, CA 92501; Judge: The Honorable Wayne Johnson, U.S. Bankruptcy Court-Riverside Div., 3420 Twelfth Street, Suite 384, Riverside, CA 92501- 3819

☐ 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*) 11/09/2021, 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.

11/09/2021	Cynthia Casas	/s/ Cynthia Casas
Date	*Printed Name*	*Signature*