

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Summer Shaw, Esq. (SBN 283598) Alina Mamlyuk, Esq. (SBN 284154) SHAW & HANOVER, PC 44-901 Village Court, Suite B Palm Desert, CA 92260 Telephone No.: (760) 610-0000 Facsimile No.: (760) 687-2800 Email ss@shaw.law</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, Patricia J Payne</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>			
<p>In re:</p> <p>PATRICIA J PAYNE</p> <p>Debtor(s).</p>		<p>CASE NO.: 6:25-bk-10149-SY CHAPTER: 13</p>	
		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 04/22/2025	Time: 1:30 pm
Location: United States Bankruptcy Court, Courtroom 302. 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 04/08/2025

Description of property to be sold:

Property located at 65 Don Quixote Drive, Rancho Mirage, Riverside County, CA 92270
APN: 682-274-032

Terms and conditions of sale:

As set forth in the Motion to Sell filed with this Court on March 28, 2025 as Docket No 29 ("Motion") in the above referenced case. Contact Debtor's Counsel at ss@shaw.law for a copy of the Motion.

Proposed sale price: \$ 490,000.00

Overbid procedure (if any):

The proposed sale is subject to overbids as set forth in the Motion. See Exhibit 1 attached hereto for proposed overbidding instructions.

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

Date: April 22, 2025

Time: 1:30 pm

Location: United States Bankruptcy Court, Courtroom 302. 3420 Twelfth Street, Riverside, CA 92501

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

Debtor's Counsel Summer Shaw at: ss@shaw.law

Date: 03/28/2025

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:

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY WITH EXHIBIT 1** 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) 03/28/2025, 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:

- Chad L Butler caecf@tblaw.com
- Rod Danielson (TR) notice-efile@rodan13.com
- Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com;shawsr91811@notify.bestcase.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

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

On (date) 03/28/2025, 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.

Honorable Scott Yun, United States Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

☒ Service information continued on attached pages 4-5

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) _____, 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.

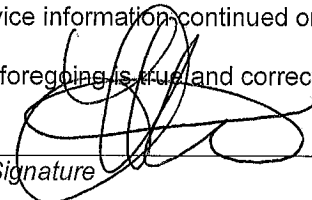
☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/28/2025
Date

Teresa Stone
Printed Name

Signature



Label Matrix for local noticing

0973-6

Case 6:25-bk-10149-SY

Central District of California

Riverside

Thu Mar 27 11:46:16 PDT 2025

American Express National Bank

c/o Becket and Lee LLP

PO Box 3001

Malvern PA 19355-0701

American Express National Bank***

Attn: Agent for Service of Process

115 W. Towne Ridge Parkway

Sandy, UT 84070-5511

(p)ABSOLUTE RESOLUTIONS CORPORATION

8000 NORMAN CENTER DRIVE SUITE 350

BLOOMINGTON MN 55437-1118

Amex

Correspondence/Bankruptcy

Po Box 981535

El Paso, TX 79998-1535

Amex

P.O. Box 981537

El Paso, TX 79998-1537

Attorney General's Office***

United States Department of Justice

Ben Franklin Station

PO Box 683

Washington, DC 20044-0683

Cavalry Portfolio Services

1 American Lane

Greenwich, CT 06831-2563

Cavalry SPV I, LLC

PO Box 4252

Greenwich, CT 06831-0405

(p)CENLAR FSB

425 PHILLIPS BLVD

EWING NJ 08618-1430

Citibank

Attn: Citicorp Cr Svcs,

Centralized Bank

Po Box 790040

St Louis, MO 63179-0040

Citibank

Po Box 6181

Sioux Falls, SD 57117-6181

Citibank NA

Attn: Centralized Bk dept

Po Box 790034

St.Louis, MO 63179-0034

Citibank NA

Po Box 6181

Sioux Falls, SD 57117-6181

Citibank, N.A.

5800 S Corporate Pl

Sioux Falls, SD 57108-5027

Citibank, NA*

Attn: Agent for Service of Process

5800 S. Corporate Place

Sioux Falls, SD 57108-5027

Citibank, NA*

Attn: Officer, Director or Managing

Agent

5800 S. Corporate Place

Sioux Falls, SD 57108-5027

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Franchinse Tax Board Chief Counsel*

C/O General Counsel Section

PO Box 1720, MS: A-260

Rancho Cordova, CA 95741-1720

Internal Revenue Service*

Centralized Insolvency Operation

PO Box 7346

Philadelphia, PA 19101-7346

LVNV Funding, LLC

Attn: Agent for Service of Process

CSC-Lawyers Inc. Service

2710 Gateway Oaks Drive, Suite 150N

Sacramento, CA 95833-3502

LVNV Funding, LLC

Attn: Officer, Director or

Managing Agent

355 S. Main Street, Suite 300-D

Greenville, SC 29601-2923

LVNV Funding, LLC

Attn: Officer, Director or

Manaing Officer

55 Beattie Place, Suite 110

Greenville, SC 29601-5115

LVNV Funding, LLC

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

Lvnv Funding/Resurgent Capital

Attn: Bankruptcy

Po Box 10497

Greenville, SC 29603-0497

Lvnv Funding/Resurgent Capital

C/o Resurgent Capital Services

Greenville, SC 29602

Midland Credit Management

Attn: Officer, Director or

Managing Agent

350 Camino De La Reina, Suite 300

Sn Diego, CA 92108-3007

Midland Credit Managment Inc.

Attn: Agent for Service of Process

CSC - Lawyers Inc. Service

2710 Gateway Oaks Drive, Suite 150N

Sacramento, CA 95833-3502

Midland Credit Mgmt
320 East Big Beaver
Troy, MI 48083-1271

Midland Credit Mgmt
Attn: Bankruptcy
Po Box 939069
San Diego, CA 92193-9069

Omni Rancho Las Palmas Resort & Spa
41000 Bob Hope Drive
Rancho Mirage, CA 92270-4416

(p)PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

Portfolio Recovery Associates, LLC
Attn: Agent for Service of Process
CSC - Lawyers Inc. Service
2710 Gateway Oaks Drive, Suite 150N
Sacramento, CA 95833-3502

Rancho Las Palmas Association, Inc.
5868 Owens Ave., Ste 200
Carlsbad, CA 92008-5517

Rancho Las Palmas HOA
c/o Delphi Law Group, LLP
74-900 Hwy 111, Ste 222
Indian Wells, CA 92210

Riverside County Tax Collector
4080 Lemon Street
Riverside, CA 92501-3609

Riverside County Tax Collector*
PO Box 12005
Riverside, CA 92502-2205

SANTANDER CONSUMER USA
P.O. Box 560284
Dallas, TX 75356-0284

Santander Bank
824 N Market St, Ste. 100
Attn: Agent for Service of Process
& Officer Dir or Managing Agent
Wilmington, DE 19801-4937

Santander Consumer USA, Inc
Attn: Bankruptcy
PO Box 961245
Fort Worth, TX 76161-0244

Santander Consumer USA, Inc
Po Box 961211
Fort Worth, TX 76161-0211

Stephen M. Kirkland
Rancho Las Palmas Association, Inc.
Delphi Law Group, LLP
5868 Owens Ave., Ste 200
Carlsbad, CA 92008-5517

Synchrony Bank *
Attn: Officer, Director or
Managing Agent
170 West Election Road, Suite 125
Draper, UT 84020-6425

Synchrony Bank*
Attn: Agent for Service of Process
C T Corporation System
330 N. Brand Boulevard, Suite 700
Glendale, CA 91203-2336

Synchrony Bank/JCPenney
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Synchrony Bank/JCPenney
Po Box 71729
Philadelphia, PA 19176-1729

US Attorney's Office**
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012-3308

US Attorney's Office***
Chief, Civil Division
300 North Los Angeles Street
7th Floor
Los Angeles, CA 90012-3308

DEBTOR
Patricia J Payne
65 Don Quixote Drive
Rancho Mirage, CA 92270-4560

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

IN RE PATRICIA PAYNE, Case No 6:25-bk-10149-SY

Sale is subject to this Court's approval and overbidding as follows:

- a. First overbid to be \$5,000.00 more than "Original Offer Amount" (i.e. \$490,000.00);
- b. Additional overbids in increments of \$1,000.00 thereafter;
- c. Overbidder to match all terms and conditions of Original Offer;
- d. If a "Successful Overbidder" is accepted and approved by the Court, the Successful Overbidder is to reimburse Original Offeror up to \$2,000.00 in costs incurred in making Original Offer ("Reimbursable Costs");
- e. Reimbursable Costs are only to include: 1) physical inspection, termite inspection, and loan appraisal;
- f. Reimbursable Costs incurred to be collected by escrow from successful overbidder before closing;
- g. Proof of Reimbursable Costs to be provided to Successful Overbidder within two (2) days of entry of order on this Motion;
- h. Any overbidder is to provide proof of funds to close sale pursuant to Original Offer, to Debtor's counsel, at ss@shaw.law, no later than forty-eight (48) hours prior to the above referenced hearing on the Motion; and
- i. "Backup Offeror" to be named at hearing in case Original Offeror/Successful Overbidder do not close for some reason.