

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LOBEL WEILAND GOLDEN FRIEDMAN LLP Reem J. Bello, State Bar No. 198840 rbello@lwgfllp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Howard B. Grobstein	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: VICTOR D. MARTIN, Debtor(s).	CASE NO.: 6:11-bk-39287-SY CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 04/13/2017	Time: 9:30 am
Location: United States Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 03/30/2017

Description of property to be sold: The Estate's interest in the real property located at 13161 Perris Boulevard, Moreno Valley, California, 92553. See attached Notice of Motion.

Terms and conditions of sale: Sale is "as is, where is," without representation or warranty, express or implied, pursuant to 11 U.S.C. Sections 363(b). The sale is subject to Bankruptcy Court approval and is subject to overbids.

Proposed sale price: \$ 174,000.00

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): See attached Notice of Motion

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

United States Bankruptcy Court, Riverside Division

3420 Twelfth Street, Courtroom 302

Riverside, CA 92501

Date: April 13, 2017

Time: 9:30 a.m.

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

Reem J. Bello, Esq.

Lobel Weiland Golden Friedman LLP

650 Town Center Drive, Suite 950

Costa Mesa, CA 92626

Tel: (714) 966-1000 Fax: (714) 966-1002

Date: 03/13/2017

LOBEL WEILAND GOLDEN FRIEDMAN LLP

Jeffrey I. Golden, State Bar No. 133040

jgolden@lwgfllp.com

Reem J. Bello, State Bar No. 198840

rbello@lwgfllp.com

650 Town Center Drive, Suite 950

Costa Mesa, California 92626

Telephone 714-966-1000

Facsimile 714-966-1002

Counsel for Chapter 7 Trustee,
Howard B. Grobstein

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

RIVERSIDE DIVISION

In re

VICTOR D. MARTIN,

Debtor.

Case No. 6:11-bk-39287-SY
Chapter 7

**NOTICE OF HEARING ON CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:**

- (1) AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);
- (2) APPROVING OVERBID PROCEDURES;
- (3) APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m);
- (4) AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE; AND
- (5) APPROVING AND AUTHORIZING PAYMENT OF ADMINISTRATIVE CLAIM

[13161 Perris Boulevard, Moreno Valley,
California, 92553]

DATE: April 13, 2017
TIME: 9:30 a.m.
CTRM: 302

Lobel Weiland, Golden, Friedman, LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626-2470
Tel (714) 445-1000 Fax (714)-966-1002

TO THE DEBTORS, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND ALL PARTIES IN INTEREST:

PLEASE TAKE NOTICE that on **April 13, 2017**, at **9:30 a.m.** in **Courtroom 302** of the United States Bankruptcy Court located at 3420 Twelfth Street, Riverside, California 92501, a hearing will be held on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale; and (5) Approving and Authorizing Payment Administrative Claim* (the "Motion") filed by Howard B. Grobstein, the chapter 7 trustee (the "Trustee") of the estate (the "Estate") Victor D. Martin (the "Debtor"). The Motion is summarized as follows:

SUMMARY

By the Motion, the Trustee seeks authority to sell real property located in Moreno, California, for a purchase price of \$174,000.00, subject to overbid and Court approval. As discussed below, the Trustee believes the purchase price represents the fair market value of the property and the proposed sale is reasonable and in the best interest of the Estate.

BACKGROUND

On September 15, 2011, Debtor filed an incomplete voluntary petition for relief under Chapter 13 of the United States Bankruptcy Code. Debtor's filing included Schedule A which listed the real property located at 13161 Perris Boulevard, Moreno Valley, California (the "Property"). On September 29, Debtor filed his schedule C and claimed an exemption in the Property in the amount of \$29,700 in accordance with California Code of Civil Procedure Section 704.730. Schedule C listed the value of the Property as \$90,000. On October 18, 2011, an objection to Debtor's Chapter 13 plan and claim of exemption were filed. On October 24, 2011, Debtor sought conversion of his case to one under Chapter 7 and Howard B. Grobstein was appointed Chapter 7 trustee.

Debtor subsequently amended his schedule C and revised his claimed exemption in the Property from \$29,700 to \$40,000. On February 8, 2012, Debtor amended his schedule A to revise the value of the Property from its original \$29,700 to \$70,000. On that same date, Debtor further filed an amended schedule C to remove all claimed exemptions against the Property.

Debtor holds a 1/3 interest in the Property, Vincent Martin and Deborah Martin hold a collective 1/3 interest in the Property, and the remaining 1/3 interest is held by Kim Martin. Kim Martin has consented to the sale of her interest in the Property. Vincent and Debtor Martin claim an interest in the Property.

Vincent Martin and Deborah Martin filed a bankruptcy case under Chapter 13 of the Bankruptcy Code, which was converted to Chapter 7 on October 24, 2011. Arturo Cisneros, as the Chapter 7 Trustee for their bankruptcy estate, abandoned that bankruptcy estate's interest in the Property on September 18, 2014.

THE ADVERSARY PROCEEDING

On June 18, 2015, the Trustee filed the Complaint for Approval of the Sale of Property of the Bankruptcy Estate and Co-Owner(s) Pursuant to 11 U.S.C. § 363(h) and Turnover of Estate Property Pursuant to 11 U.S.C. § 542 and for Attorney's Fees (the "Complaint") against Vincent Martin and Deborah Martin (the "Defendants"), commencing Adv. No. 6:15-ap-01174-SY. The Clerk entered Defendants' default on February 12, 2016. On May 6, 2016, the order granting the Trustee's Motion for Default Judgment Pursuant to Federal Rule of Bankruptcy Procedure 7055 and Local Bankruptcy Rule 7055-1 was entered and judgment (the "Judgment") was entered in favor of the Trustee against Defendants. The Judgment authorized the Trustee to take possession of and sell the Property free and clear of the interests of the co-owners pursuant to 11 U.S.C. § 363(h). A true and correct copy of the Judgment is attached to the Motion as Exhibit "1."

Despite the Judgment, Defendants failed and refused to vacate the Property. The Trustee was forced to file a motion to enforce the Judgment. On December 7, 2016, the Court entered the *Order Granting Motion for Order (1) Enforcing Default Judgment; (2) Directing and Authorizing the United States Marshalls Service to Enforce the Order of the Court Compelling the Defendants to Vacate Property of the Estate*.

EMPLOYMENT OF BROKER AND AGENTS

On August 19, 2016, the Trustee filed the application (the "Application") to employ co-brokers, Elite Properties Realty ("Elite") and First Team Real Estate ("First Team") (collectively the "Co-Brokers") and Phil Seymour and Samuel Tsapatolis, agents of the Co-Brokers (the "Agents"). The employment terms provide for a total broker's commission aggregating six percent (6%) of the sales price of the Property, upon close of escrow. The order entered September 12 2016, authorized the Trustee to employ the Co-Brokers and the Agents. A copy of the entered order is attached to the Motion as Exhibit "2."

Elite has an exclusive listing on the Property and First Team has assisted Elite in marketing the Property.

VALUE AND MARKETING OF PROPERTY

Both Mr. Seymour and Mr. Tsapatolis have extensive experience in marketing and selling real properties and, based on an investigation of surrounding property values and the interest generated by the listing, he believes the proposed purchase price for the Property represents current fair market value.

The Property has been listed for sale in the Riverside County Multiple Listing Service and the listing is also available on numerous real estate websites. Tsapatolis has received and responded to numerous inquiries regarding the Property and is continuing to market the Property for overbids.

LIENS, CLAIMS AND INTERESTS

According to the Preliminary Report prepared by WFG National Title Company of California with an effective date of January 6, 2017 (the "Title Report"), a copy of which is attached to the Motion as Exhibit "3," the following items have been recorded against the Property:

The Trustee reserves the right to object to all or any portion of each and every claim or encumbrance that has been or will be asserted against the Property.

1. Item 1 – general and special taxes for the fiscal year 2017-2018; not yet due or payable;

2. Item 1a – general and special taxes for the fiscal years 2016-2017, first installment of \$755.88 due, second installment of \$687.17, open;

3. Items 1b – tax default for non-payment of delinquent taxes for the fiscal year 2011-2012, in the amount of \$9,667.54;

4. Items 1c-1d – supplemental taxes and assessments;

5. Items 2-6 - water rights, covenants, conditions, easements and agreements;

6. Item 7 – a Trust Transfer Deed which purports to convey title from Gary Dean Martin, as grantor to Kim L. Martin, Trustee of the Gary D. and Stefania J. Martin Family Trust, as grantee, recorded July 25, 2008 as Instrument No. 2008-0407147, Official Records;

7. Item 8 – a Quitclaim Deed which purports to convey title from Kim L. Martin, Trustee of the Gary D. and Stefania J. Martin Trust dated July 16, 2008, as grantor to Kim L. Martin, a single woman, Vincent D. Martin, a single man, all as joint tenants, as grantee, recorded October 7, 2008, as Instrument No. 2008-0541649, Official Records;

8. Item 9 – a Quitclaim Deed which purports to convey title from Vincent Martin, as grantor to Kim L. Martin, Victor Martin, and Deborah Martin, as grantee, recorded on September 4, 2009, as Instrument No. 2011-0190937, of Official Records;

9. Item 10 – a Notice of Pendency of Action (the "Lis Pendens") recorded May 2, 2011, as Instrument No. 2011-0190937 of Official Records, in the Superior Court of California, County of Riverside, Case No. RIC 1105644.

There are no open deeds recorded against the Property.

TERMS OF PROPOSED SALE

Chad Lord and Laura Lord, whose address is 973 Silver Dust Trail, Hemet, California (together, the "Buyers") have offered to purchase the Property and the Trustee has accepted that offer. A true and correct copy of the Residential Purchase Agreement and Joint Escrow Instructions (the "Purchase Agreement") is attached to the Motion as Exhibit "4."

The salient terms of the sale are as follows:

1. The purchase price (the "Purchase Price") is \$174,000;

2. The Buyer has made an initial deposit of \$3,000 (the "Deposit") payable to escrow, which is currently held by Jewel Escrow ("Escrow"). The Deposit is refundable to the Buyer only in the event the Bankruptcy Court accepts a third party overbid, or does not approve the Purchase Agreement for reasons not attributable to the Buyer. The Trustee shall retain the Deposit as liquidated damages if the Bankruptcy Court approves the sale and the Buyer defaults under the Purchase Agreement;

3. The balance of the Purchase Price shall be tendered upon Close of Escrow (as defined in the Purchase Agreement);

4. The sale is as is, where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);

5. The sale is subject to approval of the Bankruptcy Court; and

6. The sale is subject to overbids.

PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and must be submitted to the Trustee's counsel whose address is listed in the top left hand corner of the first page of the instance Notice. Overbids are due on or before April 7, 2017 by 5:00 p.m.

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be approved by the Court are as follows:

1. Qualifying bidders ("Qualifying Bidder") shall:

a. Bid at least \$184,000 in cash for the Property;

b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached as Exhibit "4";

c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;

d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;

e. Submit a cash deposit for the Property in the amount of \$5,000 (the "Overbid Deposit") payable to Howard B. Grobstein, Chapter 7 Trustee for the Bankruptcy Estate of Victor D. Martin, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee (at 650 Town Center Drive, Suite 950, Costa Mesa, California 92626) at or before April 7, 2017, by 5:00 p.m.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

SUMMARY OF RELIEF SOUGHT BY THE MOTION

By the Motion, the Trustee seeks entry of an order providing the following relief::

1. Granting the Motion;

2. Approving the terms of the Purchase Agreement attached as Exhibit "4" and authorizing the Trustee to sell the Property to the Successful Bidder, or the Back-Up Bidder, "as is," "where is," "with all faults," and without warranty or recourse, but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances, pursuant to 11 U.S.C. § 363(b) and (f);

3. Authorizing the Trustee to pay, through escrow, from the proceeds of the sale of the Property and without further order of the Court, the property tax liens, other real property taxes and assessments prorated as of the close of escrow, the above-described broker's commission, and any escrow fees, title insurance premiums and other ordinary and typical closing costs and expenses payable by the Trustee pursuant to the Purchase Agreement or in accordance with local custom;

4. Approving the Administrative Claim and authorizing the Administrative Claim to be paid through escrow;

5. Determining that the Buyer, the Successful Bidder, and the Back-Up Bidder are "good faith purchasers" pursuant to 11 U.S.C. § 363(m);

6. Authorizing the Trustee to return any Overbid Deposit to any unsuccessful bidder;

1 7. Attaching to the net sales proceeds any unpaid portion of the liens and
2 judgments in the same value, priority and scope as such liens currently exist against the
3 Property, subject to any and all of the Trustee's rights to object to, dispute, or subordinate
4 such lien;

5 8. Reserving to the Trustee all rights to object to the validity, scope and priority
6 of all disputed liens, claims and interests;

7 9. Approving the overbid procedures outlined in the Motion;

8 10. Authorizing the Trustee to take any and all necessary actions, including
9 signing any documents needed to consummate the sale of the Property;

10 11. To the extent there is any tax liability to the Estate from the sale, authorizing
11 the Trustee to pay such taxes from the net funds the Estate receives from the sale;

12 12. Waiving any requirements for lodging periods of the order approving this
13 Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy
14 rules;

15 13. Waiving the stay of the order approving this Motion imposed by Federal Rule
16 of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules; and

17 14. For such other and further relief as the Court may deem just and proper.

18 A complete copy of the Motion is on filed at the Bankruptcy Court.

19 **Your Rights May Be Affected.** You should read these papers carefully and
20 discuss them with your attorney, if you have one. (If you do not have an attorney, you
21 may wish to consult one.)

22 **Deadline for Opposition Papers.** The Motion is being heard on regular notice
23 pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written
24 response with the Court and serve a copy of it upon the Movant or Movant's attorney at
25 the address set forth above no less than **14 days** prior to the above hearing date. If you
26 fail to file a written response to the Motion within such time period, the Court may treat
27 such failure as a waiver of your right to oppose the Motion and may grant the requested
28 relief.

Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure. The
undersigned hereby verifies that the above hearing date and time were available for this
type of Motion according to the judge's self-calendaring procedures.

PLEASE TAKE FURTHER NOTICE that any party requesting a copy of the Motion or any supporting documents filed with the Court with respect to the Motion may contact counsel for the Trustee, Reem J. Bello, by email at rbello@lwgfllp.com, by mail at 650 Town Center Drive, Suite 950, Costa Mesa, California 92626, or by telephone at (714) 966-1000.

Respectfully submitted,

Dated: March 21, 2017

LOBEL WEILAND GOLDEN FRIEDMAN LLP

By: /s/ REEM J. BELLO

Reem J. Bello
Attorneys for Chapter 7 Trustee
Howard B. Grobstein

LOBEL WEILAND GOLDEN FRIEDMAN LLP

650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel (714) 445-1000 Fax (714) 966-1002

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON CHAPTER 7 TRUSTEE'S MOTION FOR ORDER:(1)AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);(2)APPROVING OVERBID PROCEDURES;(3)APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); (4)AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE; AND(5)APPROVING AND AUTHORIZING PAYMENT OF ADMINISTRATIVE CLAIM** 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 indicated 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*) **March 21, 2017**, 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 (*date*) **March 21, 2017**, 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 (*date*) **March 21, 2017**, 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.

The Honorable Scott Yun, 3420 Twelfth Street, Riverside, CA 92501

☐ 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 21, 2017

Kelly Adele

/s/ Kelly Adele

Date

Printed Name

Signature

SERVICE LIST

VIA U.S. MAIL

United States Trustee (RS)
3685 Main Street, Suite 300
Riverside, CA 92501

Howard B Grobstein (TR)
Grobstein Teeple Financial Advisory
Services, LLP
6300 Canoga Avenue, Suite 1130W
Woodland Hills, CA 91367

Grobstein Teeple LLP
4790 Irvine Boulevard, Ste 105-420
Irvine, CA 92620

Victor D. Martin
13284 Hiawatha Ln
Moreno Valley, CA 92553
Debtor

Eric C. Morris
Southern California Lawyers Group
9559 Center Ave., Ste F
Rancho Cucamonga, CA 91703
Attorneys for Debtor

Eric C. Morris
Southern California Lawyers Group
9559 Center Ave., Ste G
Rancho Cucamonga, CA 91703
Attorneys for Debtor

Victor D. Martin
13161 Perris Boulevard
Moreno Valley, CA 92553
Debtor

Vincent Martin
13161 Perris Boulevard
Moreno Valley, CA 92553

Deborah S. Martin
13161 Perris Boulevard
Moreno Valley, CA 92553

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 94279

Steven M. Speier, CPA
American Spectrum Management
Group, Inc.
P.O. Box 7637
Newport Beach, CA 92658

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101

Kim L. Martin
c/o Lobb & Cliff LLP
Attn: Paul Cliff, Esq.
1325 Spruce Street, Suite 300
Riverside, CA 92507

Lobb & Cliff LLP
1325 Spruce Street, Suite 300
Riverside, CA 92507

**Palisades Collection, LLC
Vativ Recovery Solutions LLC, dba SMC
as agent for Palisades Collections, LLC
P.O. Box 40728
Houston, TX 77240-0728**

**Phil Seymour
Elite Properties Realty
148 S. Beverly Drive
Beverly Hills, CA 90212**

**Sam Tsapatolis
First Team Real Estate
1950 S. Brea Canyon Road, #1
Diamond Bar, CA 91765**

**Portfolio Recovery Associates LLC
P.O. Box 41067
Norfolk, VA 23541**

Electronic Mail Notice List

Reem J Bello rbello@lwglp.com, kadele@wglp.com;lfisk@wglp.com;tziemann@wglp.com
Howard B Grobstein (TR) hbgtrustee@gtfas.com, C135@ecfcbis.com
Eric C Morris ERIC.C.MORRIS@GMAIL.COM, EMORRIS@LAWSCLG.COM
Uzzi O Raanan uor@dgd.com, DanningGill@gmail.com;uraanan@ecf.inforuptcy.com
Faye C Rasch frasch@wglp.com, kadele@wglp.com;tziemann@wglp.com
Britney Torres btorres@lobbcliff.com, britney.torres.2012@lawmail.usc.edu
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **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 indicated 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*) **March 21, 2017**, 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 (*date*) **March 21, 2017**, 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 (*date*) **March 21, 2017**, 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.

The Honorable Scott Yun, 3420 Twelfth Street, Riverside, CA 92501

☐ 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 21, 2017

Kelly Adele

/s/ Kelly Adele

Date

Printed Name

Signature

Electronic Mail Notice List

Reem J Bello rbello@lwgfllp.com, kadele@wgllp.com;lfisk@wgllp.com;tziemann@wgllp.com
Howard B Grobstein (TR) hbgtrustee@gtfas.com, C135@ecfcbis.com
Eric C Morris ERIC.C.MORRIS@GMAIL.COM, EMORRIS@LAWSCLG.COM
Uzzi O Raanan uor@dgdk.com, DanningGill@gmail.com;uraanan@ecf.inforuptcy.com
Faye C Rasch frasch@wgllp.com, kadele@wgllp.com;tziemann@wgllp.com
Britney Torres btorres@lobbcliff.com, britney.torres.2012@lawmail.usc.edu
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov