

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ Individual appearing without attorney  
☒ Attorney for: Bel Vue Trust

FOR COURT USE ONLY

## UNITED STATES BANKRUPTCY COURT

CASE NO.: 6:13-bk-28851 SY  
CHAPTER: 11

Debtor(s).

## NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** 10/16/2014

**Time:** 1:30 pm

**Location:** Courtroom 302, US Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

**Last date to file objections: 10/02/2014**

That certain real property in the County of Riverside, State of California - APN 951-100-001 (the "Land"), more particularly described as: 1) all buildings and improvements erected or placed on the Land; 2) all equipment, machinery, fixtures, appliances, furniture, furnishings, building materials; 3) all intangible property owned or held by Seller in connection with the Land; and 4) all transferable property contracts. Only the Land is Property of the Debtor's estate.

Free and clear of all liens and encumbrances, with all disputed liens and encumbrances to be unconditionally released, discharged and terminated, and with any liens and encumbrances not satisfied through the sale to attach only to the proceeds of the transaction with the same priority, validity, force and effect as they existed with respect to the Property before the closing of the sale pending further Court order or agreement between the parties.

**Proposed sale price: \$ 5,562,500.00**

**Overbid procedure (*if any*):**

None

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

October 16, 2014 at 1:30 p.m.  
Courtroom 302  
United States Bankruptcy Court  
3420 Twelfth Street  
Riverside, California 92501-3819

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

N/A

Date: 09/25/2014

## 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:  
2677 North Main St, Ste 910, Santa Ana, CA 92705

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)* 09/25/2014, 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:

Attorney for the Stuarts James B Brammer bbrammer@vancott.com, mdewitt@vancott.com

Attorney with the US Trustee Michael J Bujold Michael.J.Bujold@usdoj.gov

Attorney for the Stuarts Vicki L Schennum schennumlaw@gmail.com

Attorney for the Stuarts Michael G Spector mgspector@aol.com,

☐ Service information continued on attached page

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

On *(date)* 9/25/2014, 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.

See attached listing

☒ 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)* \_\_\_\_\_, 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.

09/25/2014 Brittany Schennum  
Date Printed Name

/s/ Brittany Schennum  
Signature

Service List - Served Via US Mail

Presiding Judge

Honorable Scott H. Yun  
U.S. Bankruptcy Court  
3420 Twelfth Street, Ste. 345  
Riverside, CA 92501-3819

Debtor-in-Possession

Bel Vue Trust  
27469 Colt Court  
Temecula, CA 92590-3674

Secured Creditor Per Claim

Stuart, Marshall and Susan  
c/o Brady Brammer  
Van Cott, Bagley, Cornwall & McCarthy  
36 South State Street, Ste. 1900  
Salt Lake City, UT 84111-1478

Secured Creditor

Riverside County Treasurer - Tax Collector  
P. O. Box 12005  
Riverside, CA 92502-2205

Interested Party

American Estate and Trust, LC  
6900 Westcliff Dr, Ste. 603  
Las Vegas, NV 89145

Interested Party

Bel Vino, LLC  
33515 Rancho California Rd  
Temecula, CA 92591

Interested Party

Janko, Mike  
27469 Colt Court  
Temecula, CA 92590

Unsecured Creditor

Carlson, Calladine, & Peterson, LLP  
353 Sacramento St, 16th Floor  
San Francisco, CA 94111-3622

Unsecured Creditor

Cooper and Associates  
8880 Rio San Diego Dr, Ste. 300  
San Diego, CA 92108-1637

Unsecured Creditor

Markham Development Group  
41653 Enterprise Circle North, Ste. B  
Temecula, CA 92590

Unsecured Creditor Per Claim

Michael Newcomb  
Newcomb Law Group  
43460 Ridge Park Dr, Ste. 200-I  
Temecula, CA 92590-5518

Unsecured Creditor

Solana Vista Builders, Inc.  
UNDELIVERABLE

Unsecured Creditor

Stuart Cellars, LLC  
41006 Simi Court  
Temecula, CA 92591-4988

Unsecured Creditor

Stuart, Marshall  
41006 Simi Court  
Temecula, CA 92591-4988

Unsecured Creditor

Stuart, Susan  
32952 Northshire Circle  
Temecula, CA 92592-7200

Interested Party

Law Offices of Dennis F. Fabozzi  
41911 Fifth Street, Ste. 200  
Temecula, CA 92590

Interested Party

William H. Strohmeier  
Lieberg, Oberhansley, Strohmeier & Garn  
41911 5th Street, Ste. 300  
Temecula, CA 92590-2730

Interested Party

MFTDS, Inc.  
dba Master Funding Company  
P. O. Box 2467  
Temecula, CA 92593-2467