

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Thomas H. Casey – Bar No. 138264 Kathleen J. McCarthy - Bar No. 132637 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 22342 Avenida Empresa, Suite 245 Rancho Santa Margarita, CA 92688 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re:  ROBERT A. FERRANTE    Debtor(s).	CASE NO.: 8:10-bk-10310-TA CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 01/29/2019	<b>Time:</b> 11:00 am
<b>Location:</b> 411 W Fourth Street, Courtroom 5B, Santa Ana CA 92701	

**Type of Sale:**  Public  Private      **Last date to file objections:** 01/15/2019

**Description of property to be sold:** The estate's interest in a Judgment in favor of Plaintiff Chapter 7 Trustee Thomas H. Casey against Defendants Cygni Capital, LLC and Cygni Capital Partners, LLC entered by this Court on February 22, 2018

**Terms and conditions of sale:**  
 See Chapter 7 Trustee's Motion for an Order Approving the Sale of the Estate's Interest in a Judgment filed concurrently ("Sale Motion"). The sale is "as-is, where-is", without warranties of any kind, expressed or implied. A copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

**Proposed sale price:** \$ 1.00

**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:**

January 29, 2019 at 11:00 a.m.

U.S. Bankruptcy Court  
411 West Fourth Street  
Courtroom 5B  
Santa Ana, CA 92701

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

Kathleen J. McCarthy  
The Law Office of Thomas H. Casey, Inc.  
22342 Avenida Empresa, Suite 200  
Rancho Santa Margarita, CA 92688  
(949) 766-8787, ext. 107  
(949) 766-9896, facsimile  
kmccarthy@tomcaseylaw.com

Date: 12/28/2018

### 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:

**22342 Avenida Empresa, Ste. 245, Rancho Santa Margarita, CA 92688**

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 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*) **December 28, 2018**, 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:

- Akinyemi O Ajayi sescobar@reedsmith.com, aajayi@reedsmith.com
- Kyra E Andrassy kandrassy@swelawfirm.com, csheets@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- Matthew C Bures mbures@dflawyers.com
- Dennis D Burns dburns3@san.rr.com
- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Jonathan R Doolittle jdoolittle@reedsmith.com, renee-pelusi-2054@ecf.pacerpro.com;rpelusi@reedsmith.com;ashively@reedsmith.com;dkelley@reedsmith.com;bobmiller@kilmerlaw.com;cbroock@kilmerlaw.com;llhommedieu@kilmerlaw.com;bgonshorowski@reedsmith.com
- Nathan Fransen nfransen@fransenandmolinaro.com, deforest@fmattorney.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com

Service information continued on attached page

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

On (*date*) **December 28, 2018**, 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 **December 28, 2018**, 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.

December 28, 2018  
*Date*

Kathy Driggers  
*Printed Name*

*Signature*

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Jonathan Gura jgura@hbsb.com, tina@hbsb.com
- D Edward Hays ehays@marshackhays.com, 8649808420@filings.docketbird.com
- Eric M Heller eric.m.heller@irscounsel.treas.gov
- Shawn P Huston ShawnPatrickHuston@gmail.com
- Shawn P Huston ShawnPatrickHuston@gmail.com
- Robert E Huttenhoff rhuttenhoff@shbllp.com, sswartzell@shbllp.com
- Robert L Kinkle - INACTIVE - rkinkle@yahoo.com
- Brendan Loper bloper@tvalaw.com
- Laila Masud lmasud@marshackhays.com, 8649808420@filings.docketbird.com
- Kathleen J McCarthy kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Richard W Millar millar@mhblaw.net, Marianne@mhblaw.net
- Richard M Moneymaker - INACTIVE - rmm@moneymakerlaw.com, vbm@moneymakerlaw.com
- Ryan D ODea rodea@shbllp.com, LGauthier@shbllp.com
- Britt M Roberts BROBERTS@REEDSMITH.COM, KELLIS@REEDSMITH.COM
- Mark M Sharf msharf@gmail.com, 2180473420@filings.docketbird.com; mark\_091@ecf.courtdrive.com
- Arash Shirdel ashirdel@pacificpremierlaw.com, ECF@pacificpremierlaw.com; g18147@notify.cincompass.com
- Martina A Slocomb mslocomb@marshackhays.com
- Martina A Slocomb rockymountainlaw@yahoo.com
- Peter Susi psusi@hbsb.com, susan@hbsb.com; krnimmons@hbsb.com
- Jolene Tanner jolene.tanner@usdoj.gov, USACAC.criminal@usdoj.gov
- Marilyn Thomassen actionlaw@yahoo.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Thomas A Vogele tvogele@tvalaw.com
- Thomas A Vogele tvogele@tvalaw.com
- Deborah Young debbie@ayayolaw.com, chris@ayayolaw.com; kevin@ayayolaw.com; debbie@ayayolaw.com

**SERVED BY US MAIL:**

**Interested Party**

United States Bankruptcy Court  
Attn: Hon. Theodor C. Albert  
411 West Fourth Street, Suite 5085  
Santa Ana, CA 92701

Office of the United States Trustee  
411 West Fourth Street, Suite 7160  
Santa Ana, CA 92701

**Debtor**

Robert Ferrante  
518 Harbor Island Drive  
Newport Beach, CA 92660

Robert Ferrante  
250 Fischer Avenue  
Costa Mesa, CA 92626

Robert Ferrante  
15300 Barranca Parkway, Suite 150  
Irvine, CA 92618-2257

**Counsel for Judgment Creditor**

Brian C. Lysaght, Esq.  
Natasha Riggs, Esq.  
Lysaght Law Group, LLP  
401 Wilshire Blvd, 12<sup>th</sup> Floor  
Santa Monica, CA 90401

**Request for Special Notice**

John A. Lawrence  
Matthew Clark Bures  
Molly T. Shields  
Joshua D. Schein  
e/o Dengell Lawrence Finney LLP  
707 Wilshire Blvd., 45<sup>th</sup> Floor  
Los Angeles, CA 90017-3609  
Request Removal From Service List  
6/11/14

John H. Pentecost, Esq.  
C. William Dahlin, Esq.  
Hart I King  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707

William R. Hart, Esq.  
Irene L. Kiet, Esq.  
Hart, King & Coldren  
A Professional Law Corporation  
200 Sandpointe, Fourth Floor  
Santa Ana, CA 92707  
Unable to Forward  
Return to Sender

**Defendants/Interested Parties**

American Yacht Charters, Inc., a  
California corporation  
c/o Stuart E. Sitko  
670 Lido Park Drive  
Newport Beach, CA 92663

CAG Development, LLC, a Delaware  
limited liability company  
The Company Corporation  
2711 Centerville Road, Suite 400  
Wilmington, DE 19808  
Registration as Agent Terminated

Cygni Securities, LLC, a New York limited liability company  
CSC Lawyers Incorporating Service  
2730 Gateway Oaks Dr., Ste. 100  
Sacramento, CA 95833

Cygni Capital, LLC, a California limited liability company  
c/o Eric Chess Bronk, Agent for Service of Process  
3857 Birch Street, #606  
Newport Beach, CA 92660

Cygni Capital Partners, LLC, a Delaware limited liability company  
CSC Lawyers Incorporating Service  
2730 Gateway Oaks Drive, Suite 100  
Sacramento, CA 95833

Cygni Capital Partners, LLC  
c/o Eric Chess Bronk, Agent for Service of Process  
3857 Birch Street, Suite 606  
Newport Beach, CA 92660

DeYoung Investments, LLC, a California limited liability company  
Roger A. DeYoung, Jr.  
2415 Campus Drive, Suite 130  
Irvine, CA 92612

Donald T. Fife, CPA  
Hahn Fife & Company, LLP  
790 E. Colorado Blvd., 9<sup>th</sup> Floor  
Pasadena, CA 91101

Oscar Chacon, as co-trustee of The 518 Harbor Island Drive Trust, established September 16, 1994  
11228 Anabel Avenue  
Whittier, CA 90604

~~Emilio Fransisco  
17532 Von Karman  
Irvine, CA 92614-5215  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

Emilio Francisco  
5 Saint Tropez  
Newport Beach, CA 92660

~~Envision Consultants, LLC, a Delaware limited liability company  
The Company Corporation  
2711 Centerville Road, Suite 400  
Wilmington, DE 19808  
Registration as Agent Terminated~~

Envision Investors, LLC, a Nevada limited liability company  
CSC Services of Nevada, Inc.  
2215-B Renaissance Drive  
Las Vegas, NV 89119

~~Envision Group, LLC, a California limited liability company  
2730 Gateway Oaks Drive, Suite 100  
Sacramento, CA 95833  
Undeliverable Address~~

~~5<sup>th</sup> Avenue Investment Trust  
Debra Martinez  
3419 Via Lido, Suite 462  
Newport Beach, CA 92663  
Not Deliverable as Addressed  
Attempted – Not Known  
Return to Sender~~

~~Glinton Energy Group, LLC, a Delaware limited liability company  
The Company Corporation  
2711 Centerville Road, Suite 400  
Wilmington, DE 19808  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

Glinton Energy Management, LLC, a Delaware limited liability company  
CSC Lawyers Incorporating Service  
2730 Gateway Oaks Dr., Suite 100  
Sacramento, CA 95833

Global Envision Group, LLC  
c/o Agent for Service of Process  
Eric Chess Bronk  
3857 Birch Street #606  
Newport Beach, CA 92660

~~Heritage Garden Properties, Inc.  
Stuart Reed  
303 Twin Dolphin Drive, Suite 600  
Redwood City, CA 94065  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

Paradise Charters, Inc., a California corporation  
2121 E. Via Burton  
Anaheim, CA 92806

~~Rising Star Development, LLC  
c/o Nevada First Holdings, Inc.  
1111 Desert Lane  
Las Vegas, NV 89102  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Rising Star Development, LLC, a Nevada limited liability company  
c/o Nevada First Holdings, Inc.  
1117 Desert Lane  
Las Vegas, NV 89102  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Rising Star Development, LLC  
a Delaware Limited Liability Company  
The Company Corporation  
2711 Centerville Road, Suite 400  
Wilmington, DE 19808  
Undeliverable Address~~

~~Rising Star Investments, LLC, a Delaware limited liability company  
The Company Corporation  
2711 Centerville Road, Suite 400  
Wilmington, DE 19808  
Registration as Agent Terminated~~

~~Richard C. Shinn, as trustee of The Santana Investment Trust, established May 5, 2005  
250 Fischer Avenue  
Costa Mesa, CA 92626  
Return to Sender – Deceased~~

~~Richard C. Shinn, as co-trustee of The 518 Harbor Island Drive Trust, established September 16, 1994  
250 Fischer Avenue  
Costa Mesa, CA 92626  
Return to Sender – Deceased~~

~~Richard C. Shinn, as trustee of The Via dei Condotti trust, established May 5, 2005  
250 Fischer Avenue  
Costa Mesa, CA 92626  
Return to Sender - Deceased~~

~~Richard V. Valdes  
2032 Port Bristol Circle  
Newport Beach, CA 92660  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Roseanne M. Valdes  
2032 Port Bristol Circle  
Newport Beach, CA 92660  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Saxadyne Energy Group, LLC, a  
Delaware limited liability company  
The Company Corporation  
2711 Centerville Road, Suite 400  
Wilmington, DE 19808  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Saxadyne Energy Management, LLC,  
a Delaware limited liability company  
CSC Lawyers Incorporating Service  
2730 Gateway Oaks Dr., Ste. 100  
Sacramento, CA 95833~~

~~Traveland USA, LLC, a Delaware  
limited liability company  
CSC Lawyers Incorporating Service  
2730 Gateway Oaks Dr., Ste. 100  
Sacramento, CA 95833  
Undeliverable Address~~

~~Gary C Wykidal  
Gary C Wykidal & Associates  
245 Fischer Ave Ste A-1  
Costa Mesa, CA 92626  
Return to Sender - Deceased~~

**Creditors**

~~518 Harbor Island Drive Trust  
518 Harbor Island Drive  
Newport Beach, CA 92660-7224  
Attempted – Not Known  
Unable to Forward  
Return to Sender – Vacant~~

~~518 Harbor Island Drive Trust dated  
September  
Hart, King & Coldren  
200 Sandpointe, Fourth Floor  
Santa Ana, CA 92707  
Not Deliverable as Addressed  
Unable to Forward/RTS~~

~~American Express  
PO Box 981540  
El Paso, TX 79998-1540~~

~~Bank of America, N.A.  
c/o Agent for Service of Process  
818 West 7<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Los Angeles, CA 90017-3407~~

~~Candice Hall  
490 W. Arrow Hwy., #F  
San Dimas, CA 91773-2920  
Unable to Forward~~

~~Carrie Hall Living Trust  
% Mitra Chegini  
440 E. La Habra Blvd.  
La Habra, CA 90631-5525  
No Longer Represent 4/29/14~~

~~Department of the Treasury, IRS  
P.O. Box 21126  
Stop N781  
Philadelphia, PA 19114  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Desert Star  
124 Tweed Drive  
Danville, CA 94526-4168  
Unable to Forward~~

~~Eric Chess Bronk  
250 Fischer  
Costa Mesa, CA 92626-4515  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Eric Chess Bronk  
3857 Birch Street, Suite 606  
Newport Beach, CA 92660~~

~~Ernest Mooney  
19800 MacArthur Blvd., #1000  
Irvine, CA 92612-2433  
Unable to forward~~

~~Ernest Mooney  
Law Office of Ernest Mooney  
5020 Campus Drive  
Newport Beach, CA 92660~~

~~Eugene Salmosen  
3415 Sepulveda  
Los Angeles, CA 90034-6060  
No Mail Receptacle  
Unable to Forward  
Return to Sender~~

~~Fifth Avenue Investment Trust  
250 Fischer  
Costa Mesa, CA 92626-4515  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952~~

~~Frank Lane  
1745 Selby Ave  
Los Angeles, CA 90024  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Frank Lane  
12304 Santa Monica Blvd.  
Los Angeles, CA 90025-2551~~

~~Geoff Hirson  
250 Fischer Avenue  
Costa Mesa, CA 92626-4515  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Hart King & Coldren, A Pro Corp  
Hart King  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707-8713~~

~~Heil Construction  
701 S. Myrtle  
Monrovia, CA 91016-3422  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Heritage Gardens  
124 Tweed Drive  
Danville, CA 94526-4168  
Unable to Forward~~

~~Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346~~

~~Joshua D. Schein  
Dongell Lawrence Finney LLP  
707 Wilshire Blvd., 45<sup>th</sup> Floor  
Los Angeles, CA 90017-3609  
Attempted – Not Known  
Unable to Forward/Return to Sender~~

Joshua D. Schein  
Rosen Saba, LLP  
9350 Wilshire Blvd., Suite 250  
Beverly Hills, CA 90212

Orange County Mortgage  
Wallace Rodecker  
17284 Newhope Road  
Fountain Valley, CA 92708-8201

Peter J. Novak  
The Faux Law Group  
1540 W. Warm Springs Rd., #100  
Henderson, NV 89014-4336

~~Remar Investments, LP  
7924 Ivanhoe Avenue, #10  
La Jolla, CA 92037-4554  
Forwarding Time Expired  
Return to Sender~~

~~Remar Investments, LP  
7911 Herschel Avenue, Suite 201  
La Jolla, CA 92037-4413  
Request Removal from Service List  
10/18/17~~

~~Remar Investments, a Limited  
Partnership  
c/o Agent for Service of Process  
Brendan Francis  
7924 Ivanhoe, #10  
La Jolla, CA 92037  
Forwarding Time Expired  
Return to Sender~~

~~Richard Shinn  
Huston McCaffrey, LLP  
2171 Ulric Street, Suite 205  
San Diego, CA 92111-6692  
Forwarding Time Expired  
Return to Sender~~

Richard Shinn  
Huston McCaffrey, LLP  
1650 Hotel Circle N., Suite 201  
San Diego, CA 92108-2825

~~Richard C. Shinn  
250 Fischer  
Costa Mesa, CA 92626-4515  
Deceased~~

~~Richard Valdes  
250 Fischer  
Costa Mesa, CA 92626-4515  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Ringstar Investments LLC  
250 Fischer  
Costa Mesa, CA 92626-4515  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Robert L. Kinkle  
Law Offices of Robert L. Kinkle  
Union Bank Building  
400 Oceangate, Suite 800  
Long Beach, CA 90802  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Robert L. Kinkle  
Law Offices of Robert L. Kinkle  
400 Oceangate, #1200  
Long Beach, CA 90802  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Samini Scheinberg, PC  
840 Newport Center Drive, Suite 700  
Newport Beach, CA 92660-6389  
Forwarding Time Expired  
Return to Sender~~

Samini Scheinbert, PC  
2801 W. Coast Hwy, Suite 200  
Newport Beach, CA 92663-4049

~~Samrod Corporation  
c/o Jeffrey S. Hurst  
725 S. Figueroa Street, #3750  
Los Angeles, CA 90017-5524  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

~~Samrod Corporation  
% Jeffrey S. Hurst  
151 E. Avenue H-8  
Lancaster, CA 93535  
Not Deliverable as Addressed  
Unable to Forward/Return to Sender~~

Samrod Corporation  
c/o Jeffrey S. Hurst  
Monteleone & McCrory LLP  
725 S. Figueroa Street, Suite 3200  
Los Angeles, CA 90017-5446

Security Pacific Bank  
% Andrew S. Pauly  
1299 Ocean Ave., Ste. 400  
Santa Monica, CA 90401-1007

~~Stuart Reed  
124 Tweed Drive  
Danville, CA 94526-4168  
Moved – Unable to Forward~~

~~W&W Properties  
17284 Newhope Road  
Fountain Valley, CA 92708-8204  
Insufficient Address  
Unable to Forward  
Return to Sender~~

W&W Properties of Orange County,  
LLC  
Orange County Mortgage, Inc.  
17284 Newhope Street, Suite 100  
Fountain Valley, CA 92708-8202

W&W Properties of Orange County  
17284 Newhope Road  
Fountain Valley, CA 92708-8201

Western Insurance Company  
The Faux Law Group  
1540 W. Warm Springs Rd., #100  
Henderson, NV 89014-4336

~~William Seay  
c/o John A. Lawrence  
Dongell Lawrence Finney LLP  
707 Wilshire Blvd., 45<sup>th</sup> Floor  
Los Angeles, CA 90017-3609  
Request Removal from Service List  
6/11/14~~

**SERVED VIA EMAIL:**

Brian C. Lysaght:  
blysaght@lysaghtlegal.com  
Natasha Riggs:  
nriggs@lysaghtlegal.com