

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Karen Sue Naylor - Bar No. 144273 Chapter 7 Trustee 4910 Birch Street, Ste 120 Newport Beach, CA 92660 Telephone (949) 851-7450 Facsimile (949) 851-6926 Email karen@ringstadlaw.com  Chapter 7 Trustee  <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re:  MOHAMMAD H. EFTEKHARI,          Debtor(s).	CASE NO.: 8:18-bk-11431 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> 05/24/2022	<b>Time:</b> 11:00 am
<b>Location:</b> U.S. Bankruptcy Court, 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701	

**Type of Sale:**  Public  Private      **Last date to file objections:** 05/10/2022

**Description of property to be sold:**  
 Estate's interest in Bear Automotive, LLC, if any, and the Estate's interest in the pending state court litigation entitled Mohammad Eftekhari aka Mike Eftekhari v. Shawn Steeber and Bear Automotive, LLC, Case No. 30-2021-01182282-CU-BC-CJC.

**Terms and conditions of sale:**  
 All cash. As is, where is without warranty or representations. The Debtor has offered \$20,000.00 plus a waiver of his right to assert his \$29,735.00 exemption in the settlement/sale proceeds. If the Debtor is the unsuccessful bidder, the Debtor shall retain his right to assert his exemption in the sale proceeds. Thus, the Debtor's offer is equal to \$49,735.00 providing the Estate with a net benefit of \$20,000.00.

**Proposed sale price:** \$ 49,735.00

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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):**

Initial overbid of at least \$51,735.00 is required. Cash to be deposited with the Trustee in certified funds at least three (3) business days prior to the hearing on the motion. After overbid, Trustee is requesting \$1,000.00 bidding increments.

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

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

Karen Sue Naylor, Chapter 7 Trustee  
4910 Birch Street, Ste 120  
Newport Beach, CA 92660  
Telephone: 949-851-7450  
Facsimile: 949-851-6926  
Email: karen@ringstadlaw.com

Date: 04/28/2022

## 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:  
4910 Birch Street, Suite 120, Newport Beach, CA 92660

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)* 04/28/2022, 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)* \_\_\_\_\_, 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)* \_\_\_\_\_, 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 REQUIREMENT OF LBR 5005-2(d) TO PROVIDE JUDGES COPY IS SUSPENDED AT THIS TIME.

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.

04/28/2022  
*Date*

Arlene Martin  
*Printed Name*

/s/ Arlene Martin  
*Signature*

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

- **Alison S Gokal** alison@gokallaw.com
- **Marc A Goldbach** marc.goldbach@goldbachlaw.com, marcgoldbach@msn.com
- **Karen S Naylor (TR)** alane@ringstadlaw.com,  
knaylor@IQ7technology.com;ecf.alert+Naylor@titlexi.com
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- **Christopher P Walker** cwalker@cpwalkerlaw.com,  
lhines@cpwalkerlaw.com;r57253@notify.bestcase.com