

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>WEILAND GOLDEN GOODRICH LLP Reem J. Bello, State Bar No. 198840 rbello@wgllp.com 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Jeffrey I. Golden</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>	
<p>In re: DENNIS ULRICH,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:18-bk-11899-ES CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 07/01/2021</p>	<p><b>Time:</b> 10:30 am</p>
<p><b>Location:</b> United States Bankruptcy Court, Courtroom 5A, 411 West Fourth Street, Santa Ana, California 92701</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 06/17/2021

**Description of property to be sold:** All of the Estate's right, title and interest in the residential real property located at 7 Seacliff, Coto de Caza, California 92679.

**Terms and conditions of sale:** Sale is not subject to overbid. Sale is "as is, where is," with no warranties or guaranties of any kind. Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

**Proposed sale price:** \$ 1,101,820.00

**Overbid procedure (if any):** N/A

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

Sale Date: July 1, 2021, at 10:30 a.m.  
Location (remote hearing via ZoomGov audio and video)  
United States Bankruptcy Court  
Central District of California, Santa Ana Division  
411 W. Fourth Street, Courtroom 5A  
Santa Ana, CA 92701

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

Date: 06/10/2021

1 Reem J. Bello, State Bar No. 198840  
rbello@wglp.com  
2 **WEILAND GOLDEN GOODRICH LLP**  
650 Town Center Drive, Suite 600  
3 Costa Mesa, California 92626  
Telephone: (714) 966-1000  
4 Facsimile: (714) 966-1002  
5 Attorneys for Chapter 7 Trustee,  
Jeffrey I. Golden  
6  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

10 In re  
11 DENNIS ULRICH,  
12 Debtor.

Case No. 8:18-bk-11899-ES  
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)(1) AND (f)(2) AND (5);
- (2) APPROVING BUYER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); AND
- (3) AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE

[7 Seacliff, Coto De Caza, California 92679  
APN: 804-501-23]

**Remote Hearing:**

**DATE:** July 1, 2021  
**TIME:** 10:30 a.m.  
**PLACE:** Courtroom 5A  
411 West Fourth Street  
Santa Ana, CA 92701

(Hearing will be conducted remotely using ZoomGov audio and video)

**Weiland Golden Goodrich LLP**  
P.O. Box 2470  
Costa Mesa, California 92628-2470  
Tel (714) 445-1013 Fax (714)-966-1002

1 **TO DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE, AND ALL**  
2 **PARTIES IN INTEREST:**

3 **PLEASE TAKE NOTICE** that on **July 1, 2021, at 10:30 a.m.** in the United States  
4 Bankruptcy Court for the Central District of California, Santa Ana Division, located at  
5 411 W. Fourth Street, Santa Ana, California, in Courtroom 5A, the Court will hold a virtual  
6 hearing on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of*  
7 *Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b)(1) and (f)(2) and (5);*  
8 *(2) Approving Buyer as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and*  
9 *(3) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and*  
10 *Other Ordinary Costs of Sale* (the "Motion")<sup>1</sup> filed by Jeffrey I. Golden, the chapter 7  
11 trustee (the "Trustee") for the bankruptcy estate (the "Estate") of debtor Dennis Ulrich (the  
12 "Debtor"), which seeks an order:

13 1. Determining that the real property located at 7 Seacliff, Coto De Caza,  
14 California 92679 (the "Property") is property of the Estate pursuant to 11 U.S.C. § 541;

15 2. approving the Purchase Agreement (defined below) and the sale of the  
16 Property as is, where is, with all faults, without warranty or recourse, but free and clear of  
17 any and all liens, claims, and interests (described below), together with all improvements,  
18 as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b)(1) and (f)(2)  
19 and (5), to Seagrass Properties LLC and/or assigns (together, the "Buyer"), whose  
20 address is 31103 Rancho Viejo Road #D2137, San Juan Capistrano, California 92675, for  
21 \$1,101,820.00 (the "Purchase Price") pursuant to the terms of the *California Residential*  
22 *Purchase Agreement and Joint Escrow Instructions, Addendum No. 1 and Addendum No.*  
23 *2* entered into between the Trustee and the Buyer (together, the "Purchase Agreement"),  
24 a copy of which is attached as Exhibit 8 to the Motion;

25 3. authorizing the Trustee to pay, through escrow, from the proceeds of the  
26 sale of the Property and without further order of the Court: (i) the full amount of the Chase  
27 Lien, (ii) the "Short Sale Amount" on account of the U.S. Bank Lien, (iii) \$1,000.00 on  
28 account of the Hughes Lien (if U.S. Bank does not consent to Hughes & Hughes being  
paid \$1,000.00 through escrow, then the \$1,000.00 will be deducted from the Broker's  
commission), (iv) the Bankruptcy Release Fee to the Estate, (v) current pro-rated and past  
due real property taxes and assessments prorated as of the close of escrow, (vi) the  
broker's commission, and (vii) 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. authorizing the sale of the Property free and clear of the Chase Lien, the  
U.S. Bank Lien, and the Hughes Lien;

5. determining that the Buyer is a "good faith purchaser" pursuant to 11 U.S.C.  
§ 363(m);

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

7. authorizing the Trustee to take any and all necessary actions to  
consummate the sale of the Property;

<sup>1</sup> All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

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8. authorizing the Trustee to pay any tax liability to the Estate resulting from the Sale;

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

10. waiving the stay of the order approving this Motion imposed by Federal Rule of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

The Trustee is informed and believes that there are no tax consequences from the sale of the Property. The Estate will receive 6% of the Purchase Price, i.e., \$66,109.20 (the "Bankruptcy Release Fee").

**PLEASE TAKE FURTHER NOTICE** that the Trustee seeks to sell the Property free and clear of any and all liens, claims, and interests. According to the Preliminary Report prepared by WFG National Title Company ("Title") with an effective date of March 19, 2021 (the "Title Report"), a copy of which is attached to the Motion as Exhibit 4, the following items have been recorded against the Property:

Recording Date	Lien Holder	Type of Encumbrance	Document Number	Lien Amount
01/21/2015 Item 11	JPMorgan Chase Bank, National Association	Deed of Trust Assignment	2015000030578 2018000219769	\$813,174.00 – original \$867,192.57 - current
06/03/2015 Item 12	U.S. Bank, National Association	Deed of Trust	2015000286842	\$110,498.00 – original \$129,317.51 - current
03/15/2018 Item 13	Hughes & Hughes, LLP	Attorney Lien	2018000092630	\$60,000.00, and any other amounts due thereunder
07/24/2019 Item 14	CZ Master Association, a California non-profit corporation	Homeowners Association Assessment Lien	2019000267047	\$2,457.50, and any other amounts due thereunder
01/07/21 Item 15	CZ Master Association, a California non-profit corporation	Homeowners Association Assessment Lien	2021000012228	\$8,228.19, and any other amounts due thereunder

In addition, the following items have been recorded against the Property:

- Item 1a – general and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable;
- Item 1b – general and county taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2020-2021: 1<sup>st</sup> installment \$5,813.70, delinquent December 10, 2020;
- Item 1c – tax defaulted for non-payment of delinquent taxes for the fiscal year 2018-2019 and subsequent years, if any: \$30,631.49 to redeem by May 31, 2021;
- Item 1d - the lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code;

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 650 Town Center Drive, Suite 600  
 Costa Mesa, California 92626  
 Tel (714) 966-1000 Fax (714)-966-1002

1 The total real property taxes owing against the Property currently amounts to  
2 approximately \$43,444.63 as Debtor has not paid any of the real property taxes during the  
pendency of the bankruptcy case.

3 Item 1e and f – assessments for community facility districts, and liens of  
4 bonds and assessments liens;  
5 Items 2 – 10 - dedications, covenants, conditions, restrictions, easements  
6 and water rights; and  
7 Item 16 – Proceedings pending in the Bankruptcy Court under Case No.  
8:18-bk-11899-ES.

7 Costs of sale for the Property are estimated to be 7% of the purchase price which  
8 total approximately \$77,000. As set forth above, the total of all the liens is greater than  
9 the purchase price for the Property, with the total of all liens and costs of sale totaling in  
10 excess of \$1,144,000. Based on such information, the Property is "underwater," with no  
equity (below the liens and encumbrances) to which the Claimed Exemption could attach.  
11 As such, the Claimed Exemption will not be paid and Debtor has cooperated with the  
marketing and sale of the Property and has consented to the sale of the Property.

11 According to the estimated settlement statement (the "HUD Statement") prepared  
12 by Emerald Escrow, Inc. ("Escrow") on April 29, 2021, a copy of which is attached as  
Exhibit 5 to the Motion, the following liens will be paid through escrow:

13 1. The lien for defaulted and outstanding real property taxes assessed against  
the Property will be paid in full through escrow in the amount of \$43,444.63 (items 1a  
through 1d).

14 2. The lien of JPMorgan Chase Bank (the "Chase Lien") (item 11) will be paid  
in full through escrow in the approximate amount of \$867,192.57.

15 3. The lien of U.S. Bank (the "U.S. Bank Lien") (item 12) will be paid  
16 approximately \$113,181.32 as the negotiated reduced amount through escrow, subject to  
the terms and agreement between the Trustee and U.S. Bank.

17 4. Hughes & Hughes, LLP will be paid \$1,000.00 on account of its attorneys'  
lien (the "Hughes Lien") (item 13). (If U.S. Bank does not consent to Hughes & Hughes  
18 being paid \$1,000.00 through escrow, then the \$1,000.00 will be deducted from the  
Broker's commission.) Hughes & Hughes consents to the sale and will release its lien in  
19 exchange for the proposed payment of \$1,000.00. Therefore, 11 U.S.C. §§ 363(f)(2) and  
(5) permit the sale of the Property free and clear of the Hughes Lien.

20 Item 14 is a lien recorded by CZ Master Association on July 24, 2019 (the "First  
Assessment Lien"). The Trustee, through his counsel, contacted the CZ Master  
21 Association and negotiated a release of the First Assessment Lien. As such, the First  
Assessment Lien was released by the Release of Delinquent Assessment Lien recorded  
22 in Official Records, Orange County, on April 28, 2021, as document number  
2021000286124. Because of the Trustee's negotiations with CZ Master Association, the  
23 First Assessment Lien will not be paid from escrow on the sale of the Property.

24 Item 15 is a notice of homeowner association assessment lien recorded post-  
petition on January 7, 2021, by CZ Master Association without Court authorization (the  
25 "Second Assessment Lien") and in violation of 11 U.S.C. § 549. The Trustee, through his  
counsel, contacted the CZ Master Association and negotiated a release of the Second  
26 Assessment Lien. As such, the Second Assessment Lien was released by the Release of  
Delinquent Assessment Lien recorded in Official Records, Orange County, on April 6,  
27 2021, as document number 2021000233487. Because of the Trustee's negotiations with  
CZ Master Association, the Second Assessment Lien will not be paid from escrow on the  
28 sale of the Property.

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Costa Mesa, California 92626  
Tel (714) 966-1000 Fax (714) 966-1002

1 The Trustee reserves the right to object to all or any portion of each and every  
2 claim or encumbrance that has been or will be asserted against the Property. The Chase  
3 Lien, the U.S. Bank Lien, and any real property taxes are undisputed unless the payoff  
4 demands contain fees, costs or interest that appear to be unsubstantiated. Hughes &  
5 Hughes consents to the sale and will release its lien in exchange for the proposed  
6 payment of \$1,000 and sign all paperwork necessary to release its lien. The Trustee  
7 proposes to pay, through escrow, from the proceeds of the sale of the Property and  
8 without further order of the Court, the Chase Lien (in full), the U.S. Bank Lien (in the  
9 approximate amount of \$113,181.32), and \$1,000.00 on account of the Hughes Lien.

10 Pursuant to the Purchase Agreement, current real property taxes and assessments  
11 are to be prorated between the Trustee and the Buyer through escrow as of the closing.  
12 According to the Title Report, the Property has been declared tax defaulted for the fiscal  
13 year 2018-2019, and general and county taxes are delinquent for the fiscal year 2020-  
14 2021. In addition, there is a lien of supplemental taxes, if any, assessed pursuant to  
15 Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.  
16 All real property taxes owed will be paid in full through escrow.

17 The Trustee has been working with the Agent, a specialist in short sales, who has  
18 discussed workout options with U.S. Bank,<sup>2</sup> whose lien is in second position. The Agent is  
19 informed that U.S. Bank asserts a total claim of \$129,317.51. However, with the  
20 assistance of the Agent, the Trustee successfully negotiated an agreement with U.S. Bank  
21 which provides for U.S. Bank to accept less than the amount it is owed and will be paid  
22 approximately \$113,181.32 (the "Short Sale Amount") as full and final payment of its lien.  
23 Furthermore, the Agent, on behalf of the Trustee also negotiated the Bankruptcy Release  
24 Fee to be paid by the Buyer to the Estate from the sale of the Property.

25 Hughes & Hughes consents to the sale and will release its lien in exchange for the  
26 proposed payment of \$1,000.00 and will sign all paperwork necessary to release its lien.  
27 Hughes & Hughes sent counsel for the Trustee email correspondence as confirmation of  
28 its consent to the sale and release of its lien in exchange for the proposed payment of  
\$1,000.00 and will sign all paperwork necessary to release its lien.

The Motion is based upon the Memorandum of Points and Authorities, the  
Declarations of Jeffrey I. Golden, Reem J. Bello, Deborah Priebe and Stephany Panlilio,  
and the Exhibits attached to the Motion, all pleadings, papers and records on file with the  
Court, and on such other evidence, oral or documentary, as may be presented to the  
Court at the time of the hearing on the Motion.

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

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

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<sup>2</sup> A workout with Chase is unnecessary since the Chase Lien will be paid in full through escrow.

1 such failure as a waiver of your right to oppose the Motion and may grant the requested  
2 relief.

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

6 **PLEASE TAKE FURTHER NOTICE** that any party requesting a copy of the Motion  
7 or any supporting documents filed with the Court with respect to the Motion may contact  
8 counsel for the Trustee, Reem J. Bello, Weiland Golden Goodrich LLP by email at  
9 [rbello@wgllp.com](mailto:rbello@wgllp.com), by mail at 650 Town Center Drive, Suite 600, Costa Mesa, California  
10 92626, or by telephone at (714) 966-1000.

11 **PLEASE TAKE FURTHER NOTICE** that the hearing will be conducted remotely  
12 using ZoomGov audio and video. ZoomGov connection information is posted on Judge  
13 Smith’s public calendar at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/default.aspx>

14 Dated: June 10, 2021

WEILAND GOLDEN GOODRICH LLP

15 By:  /s/ Reem J. Bello  
16 REEM J. BELLO  
17 Attorneys for Chapter 7 Trustee  
18 Jeffrey I. Golden

**Weiland Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel (714) 966-1000 Fax (714)-966-1002

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## 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 600**  
**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)(1) and (f)(2)(5); (2) Approving Buyer as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (3) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale 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*) June 10, 2021, 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:

Reem J Bello rbello@wglp.com,  
kadele@ecf.courtdrive.com;vrosales@wglp.com;cyoshonis@wglp.com;cbmeeker@gmail.com;lbracken@wglp.com  
Jeffrey I Golden (TR) lwerner@wglp.com, jig@trustesolutions.net;kadele@wglp.com  
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com  
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov  
William P White billwhite@carswelllaw.com

Service information continued on attached page

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

On (*date*) June 10, 2021, 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 Erithe A. Smith  
United States Bankruptcy Court  
Central District of California  
Ronald Reagan Federal Building and Courthouse  
411 West Fourth Street, Suite 5040 / Courtroom 5A  
Santa Ana, CA 92701-4593

Dennis Ulrich  
7 Seacliff  
Coto de Caza, CA 92679-4814  
**Debtor**

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*) June 10, 2021, 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.

6/10/2021  
Date

Lindsay Bracken  
Printed Name

\_\_\_\_\_  
Signature



**SERVED BY UNITED STATES MAIL:**

WFG National Title Company  
Attn: Diane Tennyson  
500 Technology Drive, Suite 100  
Irvine, CA 92618

Shannon Noah, Escrow Officer  
Emerald Escrow, Inc.  
2275 South Main Street, Suite  
101A  
Corona, CA 92882

Stephany Panlilio, President  
Seagrass Properties LLC  
31103 Rancho Viejo Road #D2137  
San Juan Capistrano, CA 92675

Re/Max Real Estate Group  
Christina Bowen  
22502 Avenida Empresa  
Rancho Santa Margarita, CA  
92688

Dyson & Dyson Real Estate  
Debbie Priebe  
989 Lomas Santa Fe Drive  
Solana Beach, CA 92705-2125

JPMorgan Chase Bank National  
Association  
c/o Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

JPMorgan Chase Bank National  
Association  
c/o McCarthy & Holthus, LLP  
JaVonne M. Phillips, Esq.  
Nancy Lee, Esq.  
2763 Camino Del Rio South, Suite  
100  
San Diego, CA 92108

JPMorgan Chase Bank National  
Association  
Attn: President  
1111 Polaris Parkway  
Columbus, OH 43240

Chase Bank  
Attn: President  
PO Box 78420  
Phoenix, AZ 850962-8420

U.S. Bank National Association  
Attn: President  
425 Walnut Street

Cincinnati, OH 45202

U.S. Bank  
Attn: Default Resolution  
4801 Frederica Street  
Loc: CN-KY-MCBL  
Owensboro, KY 42301

U.S. Bank National Association  
Attn: President  
111 SW Fifth Avenue  
Portland, OR 97204

US Bank  
Attn: President  
PO Box 790179  
St. Louis, MO 63179

US Bank  
Attn: President  
PO Box 5229  
Cincinnati, OH 45201

Hughes & Hughes, LLP  
Bruce Hughes, Esq.  
2642 Michelle Drive, Suite 110  
Tustin, CA 92780

Hughes and Hughes, LLP  
David E. Wald, Esq.  
660 West First Street  
Tustin, CA 92780

CZ Master Association  
c/o Keystone Pacific Property  
Management, LLC  
16775 Von Karman, Suite 100  
Irvine, CA 92606

CZ Master Association  
c/o Powerstone Property  
Management  
9060 Irvine Center Drive, #200  
Irvine, CA 92618

CZ Master Association  
c/o Community Legal Advisors Inc.  
Attn: Mark T. Guithues, Esq.  
509 N. Coast Highway  
Oceanside, CA 92054

Nasim Nancy Ulrich  
24961 Via Portola  
Laguna Niguel, CA 92677-1955

~~William P. White~~

~~Garswell Law  
100 Spectrum Center Drive, Suite  
900  
Irvine, CA 92618-4974  
Attorney for Debtor  
MAIL RETURNED 04.07.21~~

AmeriCredit/GM Financial  
Attn: Bankruptcy  
PO Box 183853  
Arlington, TX 76096-3853

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern, PA 19355-0701

American Express  
PO Box 0001  
Los Angeles, CA 90096-8000

Amex  
Correspondence  
PO Box 981540  
El Paso, TX 79998-1540

Associated Credit Services  
PO Box 5171  
Westborough, MA 01581-5171

Bill Me Later Inc. (Paypal Credit)  
PO Box 105658  
Atlanta, GA 30348-5658

Capital One, N.A.  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern, PA 19355-0701

Chase Bank  
PO Box 15123  
Wilmington, DE 19850-5123

Chase Bank  
PO Box 78420  
Phoenix, AZ 85062-8420

Chase Card Services  
Correspondence Dept.  
PO Box 15298  
Wilmington, DE 19850-5298

Chase Mortgage  
Attn: Case Research & Bankruptcy  
PO Box 24696  
Columbus, OH 43224-0696

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

Citibank  
PO Box 6500  
Sioux Falls, SD 57117-6500

Citibank, N.A.  
701 E. 60th Street North  
Sioux Falls, SD 57104-0493

Citicards  
Citicorp Credit Services  
Attn: Centraliz  
PO Box 790040  
Saint Louis, MO 63179-0040

Disney Visa from Chase  
PO Box 15123  
Wilmington, DE 19850-5123

Hughes and Hughes Attorney  
660 W. First Street  
Tustin, CA 92780-2902

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

Kohls  
PO Box 30510  
Los Angeles, CA 90030-0510

Kohls/Capital One  
Kohls Credit  
PO Box 3120  
Milwaukee, WI 53201-3120

Nasim Nancy Ulrich  
24961 Via Portola  
Laguna Niguel, CA 92677-1955

Nelnet  
121 South 13th Street, Suite 201  
Lincoln, NE 68508-1922

Nelnet  
Attn: Claims  
PO Box 82505  
Lincoln, NE 68501-2505

Santa Ana Division  
411 W. Fourth Street, Suite 2030  
Santa Ana, CA 92701-4500

Schoolsfirst  
Attn: Bankruptcy  
2115 N. Broadway

Santa Ana, CA 92706-2613

SchoolsFirst FCU  
PO Box 11547  
Santa Ana, CA 92711-1547

Synchrony Bank  
c/o Weinstein & Riley, PS  
2001 Western Ave., Suite 400  
Seattle, WA 98121-3132

US Bank  
PO Box 5229  
Cincinnati, OH 45201-5229

### 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 600  
Costa Mesa, CA 92626

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)* 06/10/2021, 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:  
Reem J Bello rbello@wglp.com,  
kadele@ecf.courtdrive.com;vrosales@wglp.com;cyoshonis@wglp.com;cbmeeker@gmail.com;lbracken@wglp.com  
Jeffrey I Golden (TR) lwerner@wglp.com, jig@trustesolutions.net;kadele@wglp.com  
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com  
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov  
William P White billwhite@carswelllaw.com  Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**  
On *(date)* 06/10/2021, 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)* 06/10/2021, 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.

06/10/2021 Lindsay Bracken  
*Date Printed Name*

  
*Signature*