

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND GOLDEN GOODRICH LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wglp.com Reem J. Bello, State Bar No. 198840 rbello@wglp.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 Weneta M.A. Kosmala</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: MOHSEN MASOUDFAR,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:18-bk-13001-CB CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/02/2019</p>	<p>Time: 2:30 pm</p>
<p>Location: United States Bankruptcy Court, Courtroom 5D, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 03/19/2019

Description of property to be sold: All of the Estate's right, title and interest in the residential real property located at 3155 E. Ramon Rd., #104, Palm Springs, California 92264.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$15,000.00 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

Proposed sale price: \$ 187,500.00

Overbid procedure (if any): Overbid increments: \$5,000.00 initial / \$2,000.00 thereafter. \$15,000.00 earnest money deposit.

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

Sale Date: April 2, 2019 at 2:30 p.m.

Location

United States Bankruptcy Court

Central District of California, Santa Ana Division

411 W. Fourth Street, Courtroom 5D

Santa Ana, CA 92701

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

Clarence Yoshikane

Coldwell Banker Residentail Brokerage

3377 Via Lido

Newport Beach, CA 92663

(714) 606-5765, Direct Line

Clarence.Yoshikane@gmail.com

Date: 03/12/2019

Overbid Procedures - Case No. 8:18-bk-13001-CB

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$192,500 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 7**;
 - c. Be financially qualified, in the Trustee's exercise of her 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 in the amount of \$15,000.00 (the "Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Mohsen Masoudfar, 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's counsel (at the address shown in the upper left hand corner of the first page of this Motion) by no later than 4:00 p.m., Pacific Standard Time, on March 29, 2019 (the "Overbid Deadline"). In her absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

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 \$2,000.00 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).
6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.
7. In the event the Buyer is not the Successful Bidder, then the Successful Bidder shall reimburse the Buyer up to \$1,000.00 in costs incurred. Only a physical inspection, termite inspection and loan appraisal are reimbursable expenses. Monies are to be collected by Mariners Escrow. Proof of monies spent shall be given to the Successful Bidder.

1 **WEILAND GOLDEN GOODRICH LLP**
Jeffrey I. Golden, State Bar No. 133040
2 jgolden@wglp.com
Reem J. Bello, State Bar No. 198840
3 rbello@wglp.com
650 Town Center Drive, Suite 600
4 Costa Mesa, California 92626
Telephone 714-966-1000
5 Facsimile 714-966-1002

6 Counsel for Chapter 7 Trustee
Weneta M.A. Kosmala
7

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

11 In re
12 MOHSEN MASOUDFAR,
13 Debtor.

Case No. 8:18-bk-13001-CB
Chapter 7

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

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

18 [3155 E. Ramon Rd. #104, Palm Springs,
19 California 92264]

20 **DATE: April 2, 2019**
21 **TIME: 2:30 p.m.**
22 **PLACE: Courtroom 5D**
23 **411 West Fourth Street**
24 **Santa Ana, California 92701**

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

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

3 **PLEASE TAKE NOTICE** that on **April 2, 2019, at 2:30 p.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 5D, the Court will hold a
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) and (f); (2) Approving*
8 *Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as*
9 *Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of*
10 *Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale*
11 *(the "Motion")*¹ filed by Weneta M.A. Kosmala, the chapter 7 trustee (the "Trustee") for the
12 bankruptcy estate (the "Estate") of Mohsen Masoudfar (the "Debtor"), which seeks an
13 order:

14 1. approving the Purchase Agreement (defined below) and the sale of the real
15 property located at 3155 E. Ramon Rd., #104, Palm Springs, California 92264 (the
16 "Property"), as is, where is, with all faults, without warranty or recourse, but free and clear
17 of any and all liens, claims, and interests (described below), together with all
18 improvements, as well as all easements and appurtenances pursuant to 11 U.S.C.
19 §§ 363(b) and (f);

20 a. to Jesus Cardenas and Miguel Ceja and/or assigns (together, the
21 "Buyer"), whose address is 5250 Central Ave., Riverside, California 92504, for
22 \$187,500.00 (the "Purchase Price") pursuant to the terms of the *Residential*
23 *Purchase Agreement and Joint Escrow Instructions, Addendum No. One* and the
24 *Addendum to Purchase Agreement* entered into between the Trustee and the
25 Buyer (together, the "Purchase Agreement"), a copy of which is attached as
26 Exhibit 7 to the Motion; or

27 b. to the successful bidder whose purchase offer for the Property is
28 accepted by the Trustee at the hearing on the Motion;

1 approving the overbid procedures set forth in the Motion as summarized
below;

3 approving the Buyer, the successful bidder, and the back-up bidder as a
"good faith" purchaser under § 363(m) of the Bankruptcy Code;

4 authorizing the return of any Overbid Deposit without further court order to
those whose bids are not deemed to be the Successful Bid;

5 authorizing the Trustee to pay, from the Net Proceeds, any tax liability to the
Estate from the sale;

6 authorizing the Trustee to pay, through escrow, from the proceeds of the
sale and without further order of the Court, the Sakhai Secured Claim, the current amount

¹ All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

1 of real property tax liens, the broker's commission, real property taxes and assessments
2 prorated as of the close of escrow for the sale, and any escrow fees, title insurance
3 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 7. determining that the sales proceeds remaining after payment of the items
5 set forth above (the "Net Proceeds") will not be disbursed without further order of this
6 Court;

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

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

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

14 The Trustee is informed by the Estate's accountant that there will be no tax liability
15 to the Estate from the Sale. After payment of the Sakhai Secured Claim, real property tax
16 liens, current real estate taxes, brokers' commissions, and costs of sale, the sale will
17 generate approximately \$100,000 in net proceeds.

18 **PLEASE TAKE FURTHER NOTICE** that the Trustee seeks to sell the Property free
19 and clear of any and all liens, claims, and interests. According to the Preliminary Report
20 prepared by First American Title Company ("First American") with an effective date of
21 February 21, 2019 (the "Title Report"), a copy of which is attached to the Motion, the
22 following items are noted in the Title Report:

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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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Recording Date	Lien Holder	Type of Encumbrance	Document Number	Lien Amount
	Riverside County Tax Collector	General and special taxes and assessments for fiscal year 2018-2019		\$672.71
	Riverside County Tax Collector	Tax lien for 2015-2016 defaulted taxes		\$5,654.92 (valid to redeem through April 2019)
8/1/2016	Parastou Sakhai	Notice of lis pendens ("Lis Pendens")	16-323813	
8/4/2016	Parastou Sakhai	Judgment for child, family or spousal support	16-331781	Not noted
8/30/17	Parastou Sakhai	Judgment for child, family or spousal support	17-359541	Not noted
6/6/2018	Quail Hill Community Benefit Corporation	Homeowner association lien ("Quail Hill Lien")	18-229217	\$14,395.02 (and any other amounts due thereunder)

According to the Court's register of claims, the following relevant claims have been filed:

Claim Number	Claimant	Date Filed	Claim Amount/Basis	Classification
3-1	Riverside County Tax Collector	9/6/2018	\$5,191.75 - 2015 real property taxes	Secured
7-1	Parastou Sakhai	10/25/2018	\$1,000,000.00 – Lis Pendens \$ 192,431.00 – attorney fees and equalization \$1,192,431.00	Secured Unsecured Total
8-1 (amends claim 6-1)	Fernandez and Karney, a Professional Law Corporation	10/26/2018 (amends claim 6)	\$75,000.00 – state court awards for sanctions and attorney fees and costs	Secured
9-1	Fernandez and Karney, a Professional Law Corporation	10/29/2018	\$75,000.00 – state court awards for sanctions and attorney fees and costs	Priority

Pursuant to the Trustee's stipulation with Ms. Sakai filed prior to the Motion, Ms. Sakhai has agreed to subordinate Claim 7-1 to all allowed secured liens and claims against the Palm Springs Property, except any federal or state secured liens and claims

1 on account of unassessed liabilities, and to all allowed administrative claims and
2 expenses of the Trustee and her professionals. Fernandez and Karney has agreed to
3 withdraw Claim 9-1. Fernandez and Carney has also agreed to amend Claim 8-1 to a
4 priority claim in the amount of \$10,000.00, which will be paid as a priority claim pursuant
5 to 11 U.S.C. § 507(a)(1).

6 Ms. Sakhai has also agreed to release the Palm Springs Liens subject to the
7 following:

- 8 a. Ms. Sakhai's \$65,000 secured claim (the "Sakhai Secured Claim") shall be paid
9 in full at the close of sale of the Palm Springs Property.
- 10 b. Except for the Sakhai Secured Claim, Ms. Sakhai shall release all three liens
11 noted above against the Palm Springs Property and her liens shall attach to the
12 Net Proceeds of the Palm Springs Property. "Net Proceeds" shall be defined as
13 proceeds from the sale of the Palm Springs Property after payment of all
14 allowed secured liens and claims, all costs of sale, and all administrative fees
15 and expenses of the Trustee and her professionals. Other than the Sakhai
16 Secured Claim, any liens of Ms. Sakhai that attach against the Net Proceeds of
17 the Palm Springs Property shall be subordinated to all allowed secured liens
18 and claims against the Palm Springs Property, except for federal and state
19 taxes based on unassessed liabilities, as well as all administrative fees and
20 expenses of the Trustee and approved fees and expenses of her professionals.

21 The Trustee is also actively marketing for sale, the Estate's interest in real property
22 located at 108 Tearose, Irvine, California 92603 (the "Irvine Property").

23 Pursuant to the Trustee's stipulation with Quail Hill previously filed prior to the
24 Motion, Quail Hill (i) consents to the sale of the Property, (ii) waives and releases any and
25 all liens and claims against the Property, including the Quail Hill Lien, and (iii) waives and
26 releases any and all rights to any proceeds of sale of the Property.

27 The Firm is informed by First American that the homeowner association lien of The
28 Palms HOA scheduled by Debtor has been released. No lien of The Palms HOA appears
on the Title Report.

Pursuant to the Purchase Agreement, real property taxes and assessments are to
be prorated between the Trustee and the Buyer through escrow as of the closing.
According to the Title Report: (i) general and special taxes and assessments for the fiscal
year 2018-2019 are delinquent in the amount of \$672.71; (ii) certain taxes are unpaid for
the fiscal year 2015-2016 in the amount of \$5,654.92 (through April 2019), and (iii) there is
a lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with
Section 75 of the California Revenue and Taxation Code. All real property taxes owed will
be paid in full through escrow.

**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 instant Notice. Overbids are due by 4:00 p.m.,
Pacific Standard Time, on March 29, 2019.**

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

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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1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$192,500 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 to the Motion as Exhibit 7;
 - c. Be financially qualified, in the Trustee's exercise of her 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 in the amount of \$15,000.00 (the "Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Mohsen Masoudfar, 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's counsel (at the address shown in the upper left hand corner of the first page of the Motion) by no later than 4:00 p.m., Pacific Standard Time, on March 29, 2019 (the "Overbid Deadline"). In her absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.
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 \$2,000.00 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).
6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be

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Costa Mesa, California 92626
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1 promptly returned. The deposit of the Back-Up Bidder will be returned promptly
2 following the close of escrow for the sale of the Property to the Successful Bidder.

3 7. In the event the Buyer is not the Successful Bidder, then the
4 Successful Bidder shall reimburse the Buyer up to \$1,000.00 in costs incurred.
5 Only a physical inspection, termite inspection and loan appraisal are reimbursable
6 expenses. Monies are to be collected by Mariners Escrow. Proof of monies spent
7 shall be given to the Successful Bidder.

8 The Motion is based upon the Memorandum of Points and Authorities, the
9 Declarations of Weneta M.A. Kosmala, Reem J. Bello, Clarence Yoshikane, Jesus
10 Cardenas and Miguel Ceja and the Exhibits attached to the Motion, all pleadings, papers
11 and records on file with the Court, and on such other evidence, oral or documentary, as
12 may be presented to the Court at the time of the hearing on the Motion.

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

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

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

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

Dated: March 12, 2019

WEILAND GOLDEN GOODRICH LLP

By: /s/ Reem J. Bello

Reem J. Bello
Attorneys for Chapter 7 Trustee,
Weneta M.A. Kosmala

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) 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); and (4) 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*) March 12, 2019, 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 12, 2019, 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.

Mohsen Masoudfar
108 Tearose
Irvine, CA 92603-0680

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 12, 2019, 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.

Served by Personal Delivery

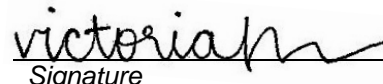
Honorable Catherine E. Bauer
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 5165 / Courtroom 5D
Santa Ana, CA 92701-4593

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.

3/12/2019
Date

Victoria Rosales
Printed Name


Signature

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) 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); and (4) 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*) March 12, 2019, 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

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On (*date*) March 12, 2019, 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.

Mohsen Masoudfar
108 Tearose
Irvine, CA 92603-0680

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 12, 2019, 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.

Served by Personal Delivery

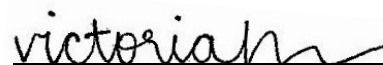
Honorable Catherine E. Bauer
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 5165 / Courtroom 5D
Santa Ana, CA 92701-4593

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.

3/12/2019
Date

Victoria Rosales
Printed Name


Signature

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

Reem J Bello rbello@wglp.com,
kadele@wglp.com;vrosales@wglp.com;cyoshonis@wglp.com;cbmeeker@gmail.com
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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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ADDRESS UPDATE FILED ON 10/24/18

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Oklahoma City, OK 73124-8838

White Zuckerman Warsawsky Luna Hunt
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Sherman Oaks, CA 91403-3016

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, 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)* 03/12/2019, 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)* 03/12/2019, 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)* 03/12/2019, 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.

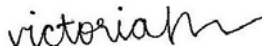
BY PERSONAL DELIVERY

The Honorable Catherine Bauer
United States Bankruptcy Court
411 W. Fourth Street, Courtroom 5D
Santa Ana, CA 92701

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.

03/12/2019 Victoria Rosales
Date *Printed Name*


Signature

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

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