

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND GOLDEN GOODRICH LLP David M. Goodrich, State Bar No. 208675 dgoodrich@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 Richard A. Marshack</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: FARIBORZ ZANJANEE BABAEE AND MALIHE P. BABAEE,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:20-bk-10268-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 10/12/2021</p>	<p>Time: 11:00 am</p>
<p>Location: United States Bankruptcy Court, Courtroom 5B, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 09/28/2021

Description of property to be sold: All of the Estate's right, title and interest in the residential real property located at 508 Westminster Avenue, Newport Beach, California 92663, APN: 425-092-24.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$110,000.0 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: \$ 2,860,000.00

Overbid procedure (if any): Overbid increments: \$10,000.00 initial / \$10,000.00 thereafter. \$110,000.00 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: October 12, 2021 at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Santa Ana Division

411 West Fourth Street, Courtroom 5B

Santa Ana, CA 92701

(hearing will be held conducted remotely using ZoomGov audio and video)

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

Clarence Yoshikane

Berkshire Hathaway HomeServices California Properties

1400 Newport Center Drive, Suite 200

Newport Beach, California 92660

(714) 606-5765

clarence.yoshikane@gmail.com

Date: 09/21/2021

Overbid Procedures - Case No. 8:20-bk-10268-TA

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 \$2,870,000.00 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 6;
 - c. Be financially qualified, in the Trustee's exercise of his 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 \$110,000.00 ("Overbid Deposit") payable to Richard A. Marshack, Chapter 7 Trustee for the Bankruptcy Estate of Fariborz Zanjaneh Babae and Malihe P. Babae, 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, two days before the hearing on this Motion ("Overbid Deadline"). In his 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 \$10,000.00 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 ("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 ("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 \$2,000.00 in costs incurred. Only a physical inspection, termite inspection and loan appraisal are reimbursable expenses. Monies are to be collected by A & A Escrow Services, Inc. Proof of monies spent shall be given to the Successful Bidder.

1 David M. Goodrich, State Bar No. 208675
dgoodrich@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 Counsel for
Richard A. Marshack, Chapter 7 Trustee

6
7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

10 In re

11 FARIBORZ ZANJANEE BABAEE
AND MALIHE P. BABAEE,

12 Debtors.

Case No. 8:20-bk-10268-TA

Chapter 7

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

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

18 [508 Westminster Avenue, Newport Beach,
19 California 92663; APN: 425-092-24]

20 **Remote Hearing:**

21 **DATE: October 12, 2021**
22 **TIME: 11:00 a.m.**
23 **PLACE: Courtroom 5B**
24 **411 West Fourth Street**
25 **Santa Ana, California 92701**

26
27 (Hearing will be conducted remotely using
28 ZoomGov audio and video)

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 OFFICE OF THE UNITED STATES TRUSTEE; THE DEBTORS; THE
2 DEBTORS' COUNSEL; AND ALL OTHER INTERESTED PARTIES AND POTENTIAL
3 BUYER(S):

4 PLEASE TAKE NOTICE that on October 12, 2021 at 11:00 a.m., or as soon
5 thereafter as the matter may be heard, the Court will conduct a hearing ("Hearing") in the
6 above-captioned Court on the *Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale*
7 *of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C.*
8 *§§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful*
9 *Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m);*
10 *(4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions, Agent's*
11 *Administrative Claim, and Other Ordinary Costs of Sale; and (5) Directing all Occupants of*
12 *the Property to Vacate the Property and Remove all Personal Property ("Motion")* filed by
13 Richard A. Marshack, the duly qualified, appointed, and acting Chapter 7 Trustee
14 ("Trustee") of the bankruptcy estate ("Estate") of the above-captioned Debtors ("Debtors").

15 PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an
16 order approving the sale ("Sale") of the Estate's right, title and interest in real property
17 located at 508 Westminster Avenue, Newport Beach, California 92663, APN: 425-092-24
18 ("Property"), on the terms and conditions stated in the written offer titled *Residential*
19 *Purchase Agreement and Joint Escrow Instructions, Addendum to Purchase Agreement,*
20 *and Addendum No. One* (together, "Purchase Agreement") attached to the Motion as
21 Exhibit 6, and incorporated herein by reference, to Andrew Tan and Jenny Huang
22 ("Buyer"), for \$2,860,000.00, cash, or to any person or entity who appears at the hearing
23 on the Motion and submits a higher acceptable bid in accordance with the Trustee's
24 proposed overbid procedures.

25 PLEASE TAKE FURTHER NOTICE that as part of the Motion, the Trustee seeks
26 an order approving the sale free and clear of any liens, claims, and interests. The
27 Property is being sold on an "as is, where is" basis, with no warranties, recourse,
28 contingencies, or representations of any kind.

1 **PLEASE TAKE FURTHER NOTICE** that the Trustee also seeks an order
2 (i) confirming the sale to the Buyer or to the highest bidder appearing at the hearing and
3 approving the Trustee's proposed overbid procedures; (ii) determining that the Buyer or
4 the successful bidder is entitled to 11 U.S.C. § 363(m) protection; and (iii) waiving the
5 fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy
6 Procedure.

7 **PLEASE TAKE FURTHER NOTICE** that after payment of undisputed liens, current
8 and past due real estate taxes, brokers' commissions, and cost of sale, the Trustee
9 estimates that the sale will generate \$228,507.20 in cash for the benefit of the Estate,
10 calculated as follows:

Sale Price	\$2,860,000.00
Orange County Treasurer	\$29,914.00
Payoff of Shellpoint Lien	\$1,650,243.80
Payoff of First Choice Lien	\$150,000.00
Payoff to Comerica	\$410,000.00
Payoff to CNB	\$191,000.00
7% Costs of Sale	\$200,200.00
Agent's Administrative Claim	\$135.00
Estimated Net Proceeds	\$228,507.20

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19 **PLEASE TAKE FURTHER NOTICE** that to the extent there is any tax liability to the
20 Estate from the sale, the Trustee is authorized to pay such taxes from the net sale
21 proceeds.

22 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the
23 Trustee proposes the following **OVERBID PROCEDURES** for the purchase of the
24 Property:

25 **PROPOSED OVERBID PROCEDURES**

26 The proposed sale to the Buyer is subject to approval of the United States
27 Bankruptcy Court and to qualified overbids. The Buyer has offered to purchase the
28 Property for \$2,860,000.00 ("Purchase Price"), \$100,000.00 of which has been tendered,

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650 Town Center Drive, Suite 800
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

1 with the balance to be tendered upon Close of Escrow (as defined in the Purchase
2 Agreement). As noted above, however, the sale of the Property is subject to overbid
3 pursuant to the following proposed overbid procedures ("Overbid Procedures"):
4 The Trustee proposes the following procedure to allow for overbids prior to the Court's
5 approval of the sale of the Property to ensure that the Property is sold for the best
6 possible price:

7 1. Qualifying bidders ("Qualifying Bidder") shall:

8 a. Bid at least \$2,870,000.00 in cash for the Property;

9 b. Set forth in writing the terms and conditions of the offer that are
10 at least as favorable to the Trustee as those set forth in the Purchase
11 Agreement attached to the Motion as Exhibit 6;

12 c. Be financially qualified, in the Trustee's exercise of his sound
13 business judgment, to close the sale as set forth in the Purchase
14 Agreement;

15 d. Submit an offer that does not contain any contingencies to
16 closing the sale, including, but not limited to, financing, inspection, or repair
17 contingencies;

18 e. Submit a cash deposit in the amount of \$110,000.00 ("Overbid
19 Deposit") payable to Richard A. Marshack, Chapter 7 Trustee for the
20 Bankruptcy Estate of Fariborz Zanjaneh Babae and Malihe P. Babae, in
21 the form of a cashier's check, which Overbid Deposit shall be non-
22 refundable if the bid is deemed to be the Successful Bid, as defined in
23 paragraph 4 below. The Overbid Deposit, written offer, and evidence of
24 financial qualification must be delivered to the Trustee's counsel (at the
25 address shown in the upper left hand corner of the first page of the Motion)
26 by no later than **4:00 p.m.**, Pacific Standard Time, two days before the
27 hearing on the Motion ("Overbid Deadline"). In his absolute and sole
28

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Costa Mesa, California 92626
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- 1 discretion, the Trustee shall have the right to accept additional overbids
2 submitted prior to the hearing but after the Overbid Deadline.
- 3 2. At the hearing on the Motion, only the Buyer and any party who is
4 deemed a Qualifying Bidder shall be entitled to bid.
- 5 3. Any incremental bid in the bidding process shall be at least
6 \$10,000.00 higher than the prior bid.
- 7 4. At the hearing on the Motion and upon conclusion of the bidding
8 process, the Trustee shall decide, subject to Court approval, which of the bids is
9 the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder
10 who is accepted by the Trustee as the successful bidder ("Successful Bidder") must
11 pay all amounts reflected in the Successful Bid in cash at the closing of the sale.
12 At the hearing on the Motion, and upon conclusion of the bidding process, the
13 Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be
14 the bidder with the next best bid. Should the Successful Bidder fail to close escrow
15 on the sale of the Property, the Trustee may sell the Property to the Back-Up
16 Bidder without further Court order.
- 17 5. Overbids shall be all cash and no credit shall be given to the
18 purchaser or overbidder(s).
- 19 6. Upon the conclusion of the auction, any Overbid Deposits, other than
20 the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be
21 promptly returned. The deposit of the Back-Up Bidder will be returned promptly
22 following the close of escrow for the sale of the Property to the Successful Bidder.
- 23 7. In the event the Buyer is not the Successful Bidder, then the
24 Successful Bidder shall reimburse the Buyer up to \$2,000.00 in costs incurred.
25 Only a physical inspection, termite inspection and loan appraisal are reimbursable
26 expenses. Monies are to be collected by A & A Escrow Services, Inc. Proof of
27 monies spent shall be given to the Successful Bidder.
- 28

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1 **PLEASE TAKE FURTHER NOTICE** that the Motion is made pursuant to 11 U.S.C.
2 § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds
3 that, based on the Trustee’s sound business justification, the Trustee believes the sale of
4 the Property as set forth herein is in the best interests of the Estate. After solicitation of
5 offers for the Property over the past year, the current offer from the Buyer is the highest
6 and best offer received to date. Moreover, the Overbid Procedures provide a process by
7 which the Trustee could secure a higher price for the Property.

8 **PLEASE TAKE FURTHER NOTICE** that any response to the Motion must conform
9 with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less
10 than 14 days prior to the above hearing date, and must be served no less than 14 days
11 prior to the above hearing date on the Trustee’s counsel at the address noted in the top
12 left corner of the first page of this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h),
13 the failure to timely file and serve an opposition to the Motion may be deemed by the
14 Court to be consent to the relief requested in the Motion.

15 **PLEASE TAKE FURTHER NOTICE** that the hearing will be conducted remotely
16 using ZoomGov audio and video. ZoomGov connection information is posted on Judge
17 Albert’s public calendar at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=TA>.

18 Dated: September 21, 2021

WEILAND GOLDEN GOODRICH LLP

19
20 By: /s/ David M. Goodrich
21 DAVID M. GOODRICH
22 General Counsel for Chapter 7 Trustee
23 Richard A. Marshack
24
25
26
27
28

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); (4) Authorizing Payment Of Undisputed Liens, Real Estate Broker's Commissions, Agent's Administrative Claim, And Other Ordinary Costs Of Sale; And (5) Directing All Occupants Of The Property To Vacate The Property And Remove All Personal 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*) September 21, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) September 21, 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 Theodor C. Albert
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 5085 / Courtroom 5B
Santa Ana, CA 92701-4593

Malihe Babae
Fariborz Zanjane Babae
508 Westminster Ave.
Newport Beach, CA 92663-4219
Debtors

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*) September 21, 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.

SERVED BY EMAIL:

John P. Marecki - jpmarecki@comerica.com
David K. Gottlieb - dgottlieb@dkgallc.com

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.

9/21/2021
Date

Gloria Estrada
Printed Name


Signature

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

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

David M Goodrich dgoodrich@wglp.com,
kadele@wglp.com;lbracken@wglp.com;wglp@ecf.courtdrive.com;gestrada@wglp.com
Lance N Jurich ljurich@loeb.com, karnote@loeb.com;ladocket@loeb.com;ljurich@ecf.courtdrive.com
Christopher J Langley chris@slclawoffice.com, omar@slclawoffice.com;langleycr75251@notify.bestcase.com
George C Lazar glazar@foxjohns.com
Richard A Marshack (TR) pkraus@marshackhays.com,
rmarshack@iq7technology.com;ecf.alert+Marshack@titlexi.com
Donald W Reid don@donreidlaw.com, ecf@donreidlaw.com
Avi Schild bk@atlasacq.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Robert P Zahradka rzahradka@nationalfunding.com

SERVED BY UNITED STATES MAIL:

Andrew Tan Jenny Huang Superior Home Loan, Inc. 1201 W. Huntington Drive, #111 Arcadia, California 91007	PO Box 71203 Philadelphia, PA 19176	Linda Micheaux, Bankruptcy Specialist 1919 Smith Street M/S 5024 HOU Houston, TX 77002
Fidelity National Title Company Blake Uradomo Order No. 00361719-997-OC1-245 1300 Dove Street, 3rd Floor Newport Beach, CA 92660	John P. Marecki Vice President Comerica Bank 1717 Main Street Dallas, TX 75201	Branch Banking & Trust Company (now Truist) Aleksandra W. Page, Banking Officer P.O. Box 1847, 100-50-01-51 Wilson, NC 27894
A & A Escrow Services, Inc. Antonia Delgado 415 N. Crescent Drive, Suite 320 Beverly Hills, CA 90210	Comerica Bank Karen O'Nail Bankruptcy Specialist Comerica Bank PO Box 75000, MC 7240 Detroit, MI 48275	Orange County Tax Collector PO Box 1980 Santa Ana, CA 92702-1980
Clarence Yoshikane Jennifer Toyama Berkshire Hathaway HomeServices 1400 Newport Center Drive, Suite 200 Newport Beach, CA 92660	City National Bank Michael Rosenheck Vice President 555 S. Flower Street Los Angeles, CA 90071	County of Orange Attn: Treasurer-Tax Collector P.O. Box 4515 Santa Ana, CA 92702-4515
Shellpoint Mortgage Servicing Attn: President 55 Beattie Place, Suite 110, MS#01 Greenville, SC 29601	Valley Economic Development Center c/o Levene, Neale, Bender, Yoo & Brill 10250 Constellation Blvd., Ste 1700 Los Angeles, CA 90067	Orange County Treasurer PO Box 1438 Santa Ana, CA 92702-1438
Shellpoint Mortgage Servicing Attn: Bankruptcy PO Box 10826 Greenville, SC 29603	David K. Gottlieb, Liquidating Trustee of the VEDC Liquidating Trust D. Gottlieb & Associates, LLC 16255 Ventura Blvd., Suite 440 Encino, CA 91436	Wilmington Savings Fund Society, FSB, d/b/a Tiffany and Bosco P.A. 1455 Frazee Road Suite 820 San Diego, CA 92108-4395
First Choice Bank Attn: President 41530 Enterprise Circle South, Ste 202 Temecula, CA 92590	Department of the Treasury- Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Ally Financial Attn: Bankruptcy Po Box 380901 Bloomington, MN 55438-0901
Comerica Bank Attn: President	Internal Revenue Service	Amex Correspondence/Bankruptcy Po Box 981540 E1 Paso, TX 79998-1540
		Bank of America 4909 Savarese Circle

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

F11-908-01-50
Tampa, FL 33634-2413

Bank of America, N.A.
P O Box 982284
El Paso, TX 79998-2284

Branch Banking & Trust Company
Dinsmore & Shohl LLP
655 W. Broadway Ste 800
San Diego, CA 92101-8482

Christopher J. Langley
Law Offices of Langley & Chang
4158 14th St.
Riverside, CA 92501-3426

Comerica Bank
P.O. Box 75000, MC 7240
Detroit, MI 48275-0001

County of Orange
P.O. Box 4515
Santa Ana, CA 92702-4515

(p)ATLAS ACQUISITIONS LCC
492C CEDAR LANE SUITE 442
TEANECK NJ 07666-1713

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

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

Amex
Correspondence/Bankruptcy
Po Box 981540
El Paso, TX 79998-1540

Bank of America
4909 Savarese Circle
F11-908-01-50
Tampa, FL 33634-2413

Bank of America
PO Box 982238
E1 Paso, TX 79998-2238

California Dept. of Tax and Fee
Administrati
Collections Support Bureau, MIC:
55
PO Box 942879

Sacramento, CA 94279-0055

Citibank
PO Box 6077
Sioux Falls, SD 57117-6077

Comerica Bank
P.o. Box 71203
Philadelphia, PA 19176-6203

Credit One Bank
Attn: Bankruptcy Department
Po Box 98873
Las Vegas, NV 89193-8873

Daimler Trust
c/o BK Servicing, LLC
PO Box 131265
Roseville, MN 55113-0011

ARS National Services, Inc.
PO Box 469100
Escondido, CA 92046-9100

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

BB&T now Truist, Bankruptcy
Section
100-50-01-51
P.O. box 1847
Wilson, NC 27894-1847

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

(p)DSNB MACY S
CITIBANK
1000 TECHNOLOGY DRIVE MS
777
O FALLON MO 63368-2222

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE
TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

City National Bank
C/o Lance Jurich
Loeb & Loeb LLP
10100 Santa Monica Blvd., Suite
Los Angeles, CA 90067-4120

Cor3 Telemed LLC
508 Westminster Ave.
Newport Beach, CA 92663-4219

Department Stores National Bank
c/o Quantum3 Group LLC
PO Box 657
Kirkland, WA 98083-0657

(p)DISCOVER FINANCIAL
SERVICES LLC
PO BOX 3025
NEW ALBANY OH 43054-3025

Franchise Tax Board
Busines Entity Bankruptcy MS
A345
PO Box 2952
Sacramento 95812-2952

INTERNAL REVENUE SERVICE
PO BOX 7346
Philadelphia, PA 19101-7346

LVNV Funding LLC
PO Box 10587
Greenville, SC 29603-0587

National Credit Partners
1551 N. Tustin Ave. #190
Santa Ana, CA 92705-8639

Orange County Treasurer
P.O. Box 1438
Santa Ana, CA 92702-1438

Prosper Funding LLC
221 Main Street, Suite 300
San Francisco, CA 94105-1909

Quantum3 Group LLC as agent for
Comenity Capital Bank
PO Box 788
Kirkland, WA 98083-0788

Shellpoint Mortgage Servicing
Attn: Bankruptcy
Po Box 10826
Greenville, SC 29603-0826

Franchise Tax Board
Busines Entity Bankruptcy MS
A345
PO Box 2952
Sacramento, CA 95812-2952

Infibank

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

No longer open as Infibank
Omaha, NE 68103

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

National Credit Partners
1551 N. Tustin Ave. /190
Santa Ana, CA 92705-8639

PYOD, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Prosper Funding LLC
221 Main Street, Suite 300
San Francisco, CA 94105-1906

Quantum3 Group LLC as agent for
Velocity Investments LLC
PO Box 788
Kirkland, WA 98083-0788

Syncb/Phillips 66
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

First National Bank of Omaha
c/o BQ & Associates, P.C., L.L.O.
14211 Arbor St, Ste 100
Omaha, NE 68144-2312

INTERNAL REVENUE SERVICE
PO BOX 7346
Philadelphia 19101-7346

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz &
Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

(p)MERCEDES BENZ FINANCIAL
SERVICES
13650 HERITAGE PARKWAY
FORT WORTH TX 76177-5323

Neiman Marcus
P.O. Box 5235
Carol Stream, IL 60197-5235

(p)PORTFOLIO RECOVERY
ASSOCIATES LLC
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Comenity Bank
PO Box 788
Kirkland, WA 98083-0788

Rise Credit
P.O. Box 679900
Dallas, TX 75267-9904

Synchrony Bank
c/o PRA Receivables
Management, LLC
PO Box 41021
Norfolk VA 23541-1021

Synchrony Bank Care Credit
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Orlando, FL 32896-0061

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925B Peachtree Street NE
Suite 1688
Atlanta, GA 30309-3918

VEDC Trust as successor to Valley
Economic D
10250 Constellation Blvd, Suite
1700
Los Angeles, CA 90067-6253

Christopher J Langley
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Riverside, CA 92501-3426

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70 GRAY ROAD
FALMOUTH ME 04105-2299

(p)US BANK
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CINCINNATI OH 45201-5229

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c/o Levene, Neale, Bender Yoo &
Bri
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Clarence Yoshikane

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Newport Beach, CA 92660-6377

The Kabbage
9258 Peachtree Street NE
Suite 1688
Atlanta, GA 30309

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Victoria's Secret
P O Box 659728
San Antonio TX 78265-9728

(p)RICHARD A MARSHACK
ATTN MARSHACK HAYS LLP
870 ROOSEVELT
IRVINE CA 92620-3663

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: **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)* 09/21/2021, 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:

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.

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.

09/21/2021
Date

Gloria Estrada
Printed Name


Signature

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

David M Goodrich dgoodrich@wgllp.com,
kadele@wgllp.com;lbracken@wgllp.com;wgllp@ecf.courtdrive.com;gestrada@wgllp.com
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