

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Robert P. Goe - State Bar No. 137019 Ryan S. Riddles – State Bar No. 298745 GOE FORSYTHE & HODGES LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 RGoe@goeforlaw.com RRiddles@goeforlaw.com  Telephone: (949) 798-2460 Facsimile: (949) 955-9437  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Rafik Youssef Kamell	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re:  RAFIK YOUSSEF KAMELL,          Debtor(s).	CASE NO.: 8:20-bk-10269-TA CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
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<b>Sale Date:</b> 08/04/2021	<b>Time:</b> 10:00 am
<b>Location:</b> 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701	

**Type of Sale:**  Public  Private **Last date to file objections:** 07/21/2021

**Description of property to be sold:**  
Assignment of approximately \$80,000 Judgment against Nasser Yassa.

**Terms and conditions of sale:** Pursuant to overbid procedures.

**Proposed sale price:** 50% of any funds collected on Judgment to be paid the estate less collection expenses.

**Overbid procedure (if any):** 60% of any funds collected on the Judgment, less expenses.

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

N/A

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

Robert P. Goe  
GOE FORSYTHE & HODGES LLP  
18101 Von Karman Avenue, Suite 1200  
Irvine, CA 92612  
T: (949) 798-2460  
F: (949) 955-9437  
E: RGoe@goeforlaw.com

Date: 07/02/2021

## 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:  
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

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)* 07/02/2021, 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)* 07/02/2021, 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)* 07/02/2021, 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.

Hon. Theodor C. Albert, USBC, 411 West Fourth Street, Santa Ana, CA 92701  
(document delivery suspended due to COVID-19 protocols)

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.

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Date

Printed Name

Signature

1 **Mailing Information for Case 8:20-bk-10269-TA**

2 **Electronic Mail Notice List**

3 The following is the list of parties who are currently on the list to receive email notice/service for this case.

- 4
- 5 • **Greg P Campbell** ch11ecf@aldridgepite.com,  
gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
  - 6 • **Dane W Exnowski** dane.exnowski@mccalla.com,  
bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
  - 7 • **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
  - 8 • **Michael J Hauser** michael.hauser@usdoj.gov
  - 9 • **Nancy L Lee** bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
  - 10 • **Benjamin R Levinson** ben@benlevinsonlaw.com, courtney@benlevinsonlaw.com
  - 11 • **Najah J Shariff** najah.shariff@usdoj.gov, USACAC.criminal@usdoj.gov
  - 12 • **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
  - 13 • **Robert P Zahradka** caecf@tblaw.com
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**In re Rafik Youssef Kamell**  
**USBC Case No. 8:20-bk-10269-TA**

**Debtor**  
Rafik Youssef Kamell  
800 South Beach Blvd Ste F  
La Habra, CA 90631-6480

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

**Creditors**

Apex Radiology Medical Group  
890 W. Stetson Avenue  
Hemet, CA 92543-7311

Armory Consulting Co.  
3942 Irvine Blvd #253  
Irvine CA 92602-2400

Dean O'Dell  
Seven Gables Real Estate  
12651 Newport Ave  
Tustin, CA 92780-2422

Best Buy Credit Services  
P.O. Box 78009  
Scottsdale, AZ 85262

Best Buy Credit Services  
P.O. Box 790441  
Saint Louis, MO 63179-0441

Best Buy Credit Services  
~~PO Box 78009~~  
~~Phoenix, AZ 85062-8009~~  
RTS Unable to Fwd 03-07-2020

CBUSA  
Administrative Office  
P.O. Box 942  
Fresno, CA 93714-0942

California Department of Tax & Fee  
Administration Special Ops, MIC: 55  
PO Box 942879  
Sacramento, CA 94279-0055

Chase Mortgage  
Mail Code OH4-7399  
Columbus, OH 43218

Citibank Citicorp Credit  
Srvs/Centralized Bk Dept  
PO Box 790034  
St Louis, MO 63179-0034

Citibank  
PO Box 6217  
Sioux Falls, SD 57117-6217

County of Orange  
Attn: Bankruptcy Unit  
P.O. Box 4515  
Santa Ana, CA 92702-4515

Franchise Tax Board Bankruptcy Section  
Bankruptcy Section MS: A340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Glenn T. Barger, Esq.  
Chapman Blucksmand et al.  
11900 W. Olympic Blvd., #800  
Los Angeles, CA 90064-1146

Golden State Water Company  
500 Cameron Street  
Placentia, CA 92870-6425

Internal Revenue Service  
Mail Stop 8900  
2400 Avila Road, Suite 4404  
Laguna Niguel, CA 92677

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

James Zurawski  
PO Box 78009  
Phoenix, AZ 85062-8009

Kenneth Solomon  
c/o James P. Zurawski  
Hartsuyker, Stratman & Williams  
2677 N. Main St., Ste 200  
Santa Ana, CA 92705-6625

Law Office of James P. Zurawski  
~~P.O. Box 10517~~  
~~Irvine, CA 92617~~  
RTS Unable to forward 06/03/20

PLM lender Services, Inc.  
SC Service  
46 N. Second Street  
Campbell, CA 95008-2026

NewRez LLC  
Db a Shellpoint Mortgage Servicing  
Attn: Bankruptcy  
PO Box 10826  
Greenville, SC 29603-0826

Shellpoint Mortgage Servicing  
P.O. Box 619063  
Dallas, TX 75261-9063

State of California Franchise Tax Board  
P.O. Box 942867  
Sacramento, CA 94267-0011

Orange County Treasurer-Tax Collector  
601 N Ross St  
PO Box 1438  
Santa Ana, CA 92702-1438

Secured Income Fund-II LLC  
c/o PLM Lender Svcs.  
46 N 2<sup>nd</sup> Street  
Campbell, CA 95008-2026

California Dept of Tax & Fee  
Special Ops MIC 55  
PO Box 942879  
Sacramento, CA 94279-0055

Brian Burgess  
800 S Beach Blvd  
Suite A  
La Habra, CA 90631-6480

Royal Pacific Funding Corp  
3070 Bristol Street  
Suite 400  
Costa Mesa, CA 92626

PULS  
13885 Alton Parkway  
Suite B  
Irvine, CA 92618

Seabreeze Vacation Rentals LLC  
2523 W Coast Highway  
Newport Beach, CA 92663

Secured Income Fund-II, LLC  
c/o Safiq Taymuree`  
4300 Stevens Creek Blvd, #275  
San Jose, CA 95129

Secured Income Fund-II LLC  
c/o Law Offices of Bruce Cornelius  
148 Montaire Pkwy  
Clayton, CA 94517-1536

Ebay Inc  
2025 Hamilton Avenue  
San Jose, CA 95125-5904

Credit Bureau USA  
757 L. Street  
Fresno, CA 93721

Southern California Edison  
1551 W San Bernardino Rd  
Covina CA 91722-3407

Law Office of James P. Zurawski  
PO Box 10517  
Irvine, CA 92627-0182

Secured Creditor  
Bruce Cornelius  
Law Offices of Bruce Cornelius  
P.O. Box 944  
Clayton, CA 94517

JPMorgan Chase Bank N.A.  
Bankruptcy Mail Intake Team  
700 Kansas Lane  
Monroe, LA 71203-4774

Orange County Treasurer-Tax  
Collector  
P.O. Box 1438  
Sant Ana, CA 92702-1438

JPMorgan Chase Bank, N.A.  
c/o Aldridge Pite, LLP  
4375 Jutland Dr Ste 200  
PO Box 17933  
San Diego, CA 92177-7921

Law Offices of James P. Zurawski  
1 City Boulevard West  
Orange, CA 92868

Citibank, NA.  
5800 S. Corporate Pl.  
Sioux Falls, SD 57108-5027

United States of America on behalf  
of the Internal Revenue Service  
300 N. Los Angeles St. #7211  
Attn: Najah J. Shariff  
Los Angeles, CA 90012-3342

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

Law Office of James P. Zurawski  
c/o Hartsuyker, Stratman & Williams  
2677 N. Main St., Suite 200  
Santa Ana, CA 92705-6625

Wilmington Savings Fund Society, FSB  
c/o McCarthy & Holhus, LLP  
2763 Camino del Rio South, Ste 100  
San Diego, CA 92108-3708