

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Anerio V. Altman, Esq. #228445 Lake Forest Bankruptcy 23151 Moulton Parkway Laguna Hills, Ca 92653 Phone and Fax: (949) 218-2002 avaesq@lakeforestbkoffice.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: DEBTOR-IN-POSSESSION</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: CHRISTOPHER ALEXANDER TODERO</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 8:21-bk-12329-SC CHAPTER: 11</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 06/30/2021</p>	<p>Time: 1:30 pm</p>
<p>Location: 411 West Fourth Street #5C, Santa Ana, CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 06/16/2021

Description of property to be sold:
The Property to be sold is located at 16321 Honolulu Lane, Huntington Beach, CA 92648.
The legal description of the property is as follows: 178-081-08, LEGAL: N-TRACT: 3750 BLOCK: LOT: 125

Terms and conditions of sale:
Buyer LUXE PRIVATE CAPITAL, INC. will pay \$800,000 and a one year residential lease at \$3,800 a month to the Debtor to reside in the property with his family. This will be a cash offer.

Proposed sale price: \$ 800,000.00

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

Overbid procedure (if any):

Overbidding must be in \$5,000 increments over \$800,000 with an offer of a one year lease to the Debtor at \$3,800 or less a month, or \$5,000 over \$976,000 without a lease.

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

June 30th, 2021 at 1:30 P.M., 411 West Fourth Street #5C, Santa Ana, CA 92701. Appearance by Zoom.gov.
See court procedures for Judge Scott Clarkson, United States Bankruptcy Judge, Central District of California, Santa Ana, Division at www.cacb.uscourts.gov for instructions on how to appear by telephone.

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

Anerio V. Altman, Esq. #228445
Lake Forest Bankruptcy
23151 Moulton Parkway, Laguna Hills, CA 92653
Phone and Fax: (949) 218-2002
avaesq@lakeforestbkoffice.com

Date: 05/13/2021

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:

23151 Moulton Parkway, Laguna Hills, CA 92653

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) 05/13/2021, 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) 05/13/2021, 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) 05/13/2021, 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.

Delivery of the court per the court manual.

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.

05/13/2021

Date

ANERIO V. ALTMAN, ESQ.

Printed Name

Signature

CM/ECF SERVICE

- **Anerio V Altman** LakeForestBankruptcy@jubileebk.net,
lakeforestpacer@gmail.com
- **Frank Cadigan** frank.cadigan@usdoj.gov
- **Greg P Campbell** ch11ecf@aldridgepite.com,
gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
- **Paul W Cervenka** paul.cervenka@bonialpc.com
- **Theron S Covey** theronscovey@hotmail.com, sferry@raslg.com
- **Jennifer Witherell Crastz** jcrastz@hrhlaw.com
- **James F Lewin** james.lewin@mtglawfirm.com,
jimlewin7@gmail.com;renee.parker@mtglawfirm.com;bankruptcy@mtglawfir
m.com
- **Austin P Nagel** edward.yoo@bonialpc.com
- **Mark M Sharf (TR)** mark@sharflaw.com,
C188@ecfcbis.com;sharf1000@gmail.com
- **Mukta Suri** Mukta.Suri@BonialPC.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov

U.S. MAIL SERVICE ON ATTACHED PAGE

abel Matrix for local noticing
973-8
ase 8:20-bk-12329-SC
entral District of California
anta Ana
hu May 13 21:21:53 PDF 2021

PMorgan Chase Bank, National Association
/o Aldridge Pite, LLP
375 Jutland Drive, Suite 200
.O. Box 17933
an Diego, CA 92177-7921

Wells Fargo Asset Securities Corporation, Mo
160 Crow Canyon Place, Suite 215
San Ramon, CA 94583-1110

American Express
6 General Warren Blvd, PO Box 3001
Malvern, PA 19355-0701

EMO Harris Bank N.A.
O Box 71951
Chicago, IL 60694-1951

Capital One
Attn: General Correspondence/Bankruptcy
O Box 30285
Salt Lake City, UT 84130-0285

Chase Card Services
Attn Correspondence Department
P.O. Box 15298
Wilmington, DE 19850-5298

Costco Go Anywhere Citicard
Centralized Bk/Citicorp Credit Card Srvs
O Box 790040
St Louis, MO 63179-0040

GreenTree Servicing, LLC.
340 South Kyrene Road T-120
Tempe, AZ 85283-4573

PMorgan Chase Bank, N.A.
/b/m/t Chase Bank USA, N.A.
/o Robertson, Anschutz & Schneid, P.L.
409 Congress Avenue, Suite 100
Joca Raton, FL 33487-2853

EMO HARRIS BANK, N.A.
HEMAR, ROUSSO & HEALD, LLP
15910 Ventura Blvd., 12th Floor
Encino, CA 91436-2829

SPECIALIZED LOAN SERVICING, LLC
14841 Dallas Parkway, Suite 425
Dallas, TX 75254-8067

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

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

Barclays Bank Delaware
100 S West St
Wilmington, DE 19801-5015

Cardlock Fuel Systems, Inc.
1800 W. KATELLA AVENUE, STE. 400
Orange, CA 92867-3449

Chase Mortgage
P.O. Bos 183205
Columbus, OH 43218-3205

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

Internal Revenue Service
Centralized Insolvency Operation
Po Box 7346
Philadelphia, PA 19101-7346

Kinecta Federal Credit Union
P.O. Box 10003 Manhattan Beach
Manhattan Beach, CA 90267-7503

Citizens Bank, National Association
Robertson, Anschutz, Schneid & Crane LLC
10700 Abbotts Bridge Road, Suite 170
Duluth, GA 30097-8461

Specialized Loan Servicing LLC
6200 S. Quebec Street
Greenwood Village, CO 80111-4720

Ajax Leasing Company LLC.
16033 Bolsa Avenue 104-144
Huntington Beach, CA 92649

EMO Harris Bank N.A.
3925 Fountains Dr NE
Cedar Rapids, IA 52411-6619

CITIZENS BANK, NATIONAL ASSOCIATION
NewRez LLC d/b/a Shellpoint Mortgage Ser
P.O. Box 10826
Greenville, SC 29603-0826

Chase Card
Attn: Correspondence
PO Box 15298
Wilmington, DE 19850-5298

Citibank
Citicorp Cr Srvs/Centralized Bankruptcy
PO Box 790040
St Louis, MO 63179-0040

Discover Bank
502 E. Market Street Greenwood
Greenwood, DE 19950-9700

JPMorgan Chase Bank National Association
Chase Records Center Attn:
Correspondence Mail Code LA4-5555
700 Kansas Lane
Monroe LA 71203-4774

Midland Credit Management, Inc.
PO Box 2037
Warren, MI 48090-2037

Division Fcu
812 Edinger Ave
Huntington Beach, CA 92647-3727

Palms Place Hotel & Spa
Main Document
4381 W. Flamington Road
Las Vegas, NV 89103-3903

Republic Motor Lines, Incorporated
240 S 6TH AVENUE
La Puente, CA 91746-2915

Robert Bollar
PO Box 4159
Orange, CA 92863-4159

Shellpoint Mortgage Servicing
P.O. Box 51850
Livonia, MI 48151-5850

Specialized Loan Servicing, LLC
8742 Lucent Blvd Ste 300
Highlands Ranch, CO 80129-2386

U.S. Bank National Association Trustee (See
c/o Specialized Loan Servicing LLC
742 Lucent Blvd, Suite 300
Highlands Ranch, Colorado 80129-2386

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

Anerio V Altman
Lake Forest Bankruptcy
23151 Moulton Pkwy
Laguna Hills, CA 92653-1206

Anerio V Altman
Lake Forest Bankruptcy
PO Box 515381 #97627
Los Angeles, CA 90051-6681

Christopher Alexander Todero
16321 Honolulu
Huntington Beach, CA 92649-2309

Mark M Sharf (TR)
6080 Center Drive #600
Los Angeles, CA 90045-1540

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(u) JPMorgan Chase Bank, N.A.

(d) BMO Harris Bank, N.A.
3925 Fountains Drive NE
Cedar Rapids, IA 52411-6619

(d) Specialized Loan Servicing LLC
200 S Quebec St
Greenwood Village, CO 80111-4720

End of Label Matrix
Mailable recipients 41
Bypassed recipients 4
Total 45