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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re: OWNER MANAGEMENT SERVICE, LLC; OMS, LLC dba in California as OMS GLOBAL, LLC, f/k/a RAMSFIRE GLOBAL, LLC; RAMSFIRE EQUITY PARTNERS, INC.; WESTSIDE SERVICING COMPANY; CD-04, INC.; CREATIVE GROUP RESOURCE, LLC; DOROTHY MATSUBA; THOMAS MATSUBA; and, JAMIE MATSUBA,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:12-bk-10231-MT CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/28/2019</p>	<p>Time: 10:00 am</p>
<p>Location: Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 08/14/2019

Description of property to be sold:
 Residential real property located at:
 17611 Enadia Way, Van Nuys, CA 91406
 Van Nuys, California 91411

Terms and conditions of sale:
 Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$15,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$15,750.00, plus proof of financial worthiness to close sale, payable to "David Seror, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

Proposed sale price: \$ 525,000.00

Overbid procedure (if any):

Minimum overbid of 525,000.00; \$5,000 minimum increments thereafter. Deposit of \$15,750.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

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

August 28, 2019 at 10:00 a.m. in Courtroom 302, U.S. State Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367

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

Richard R. Burstein, Esq.
Michael W. Davis, Esq.
Brutzkus Gubner
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Tel: (818) 827-9000
Fax: (818) 827-9049
Email: rburstein@bg.law mdavis@bglaw.com

Date: 08/01/2019

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:
21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367.

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)* 08/01/2019, 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)* _____, 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)* 08/01/2019, 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.

Hon. Maureen Tighe VIA PERSONAL DELIVERY
United States Bankruptcy Court
21041 Burbank Boulevard, Suite
Woodland Hills, CA 91367

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.

08/01/2019	KRISTINA DOW	/s/ Kristina Dow
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>

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

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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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