

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address STEVEN T. GUBNER - Bar No. 156593 JESSICA BAGDANOV - Bar No. 281020 JESSICA WELLINGTON - Bar. No. 324477 BRUTZKUS GUBNER 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: sgsubner@bg.law jbagdanov@bg.law jwellington@bg.law <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

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, Debtor(s).	CASE NO.: 1:12-bk-10231-MT CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 06/30/2021	Time: 10:30 am
Location: Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA 91367	

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

Description of property to be sold:
 Residential real property located at 5255 Coldwater Canyon Avenue, Apt. B, Sherman Oaks, CA 91401.

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 \$740,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$161,500.00, 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: \$ 730,000.00

Overbid procedure (if any):

Minimum overbid of \$740,000.00; \$5,000 minimum increments thereafter. Deposit of \$161,500.00 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:

June 30, 2021 at 10:30 a.m. in Courtroom 302, United States Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367 via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1607990548>

Meeting ID: 160 799 0548

Password: 359962

Telephone: 1-669-254-5252 OR 1-646-828-7666

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

Jessica L. Bagdanov

Jessica S. Wellington

Brutzkus Gubner

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Date: 06/09/2021