

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Michael Jay Berger (SBN 100291) Sofya Davtyan (SBN 259544) Law Offices of Michael Jay Berger 9454 Wilshire Blvd., 6th Fl. Beverly Hills, CA 90212 Tel.: (310) 271-6223 Fax: (310) 271-9805 Michael.Berger@bankruptcypower.com Sofya.Davtyan@bankruptcypower.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Robert Alderman and Noni Alderman</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>Robert Lee Alderman and Noni Elizabeth Alderman,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:22-bk-11170-VK CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/13/2023</p>	<p>Time: 2:00 pm</p>
<p>Location: Courtroom 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., 3rd Fl., Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 03/30/2023

Description of property to be sold:
23712 Valley View, Calabasas, California 91364
APN 2072-019-010

Terms and conditions of sale:
Subject to court approval.
Property sold as-is.

Proposed sale price: \$ 970,000.00

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): Overbid must be all cash and must be at least \$990,000 with no contingencies to closing. Bidder must provide before the hearing evidence of financial ability to perform. Bidder must come with a cashier's check in the amount of at least \$50,000.00. Subsequent overbids shall be in \$5,000.00 increments.

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

Date: 4/13/2023 at 2:00 p.m., in Courtroom 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., 3rd Fl., Woodland Hills, CA 91367

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

Michael Jay Berger (SBN 100291)
Sofya Davtyan (SBN 259544)
Law Offices of Michael Jay Berger
9454 Wilshire Blvd., 6th Floor
Beverly Hills, CA 90212
Tel.: (310) 271-6223
Fax: (310) 271-9805
Michael.Berger@bankruptcypower.com
Sofya.Davtyan@bankruptcypower.com

Date: 03/22/2023

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: 9454 Wilshire Blvd., 6th Fl., Beverly Hills, CA 90212

A true and correct copy of the foregoing document entitled (*specify* **NOTICE OF SALE OF ESTATE OF 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 3/22/2023, 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:
Counsel: Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com
U.S. Trustee: Katherine Bunker kate.bunker@usdoj.gov
Subchapter V Trustee: Andrew W. Levin (TR) andy@fairpointllc.com, C198@ecfcbis.com
United States Trustee (SV) ustregion16.wh.ecf@usdoj.gov
Counsel for Secured Creditor JP Morgan Mortgage Acquisition Corp and U.S. Bank (Brunswick Lane) : Greg P Campbell ch11ecf@aldridgepate.com, gc@ecf.inforuptcy.com;gcampbell@aldridgepate.com
Counsel for Secured Creditor U.S. Bank, N.A. for (Valley View Rd.): Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On 3/22/2023, 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 3/22/2023, 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.

Honorable Victoria Kaufman
United States Bankruptcy Court
Central District of California
21041 Burbank Boulevard, Suite 354 / Courtroom 301
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.

3/22/2023 Peter Garza /s/Peter Garza
Date Printed Name Signature

2. SERVED BY UNITED STATES MAIL:

U.S. Trustee
c/o Katherine Bunker, Esq.
915 Wilshire Blvd., Ste. 1850
Los Angeles, CA 90017

Subchapter V Trustee
c/o Andrew Levin, Esq.
3946 Stone Canyon Ave
Sherman Oaks, CA 91403

SECURED CREDITORS:

Internal Revenue Service
P O Box 7346
Philadelphia, PA 19101-7346 (Address from POC)

Rushmore Loan (Brunswick Property)
Management Services
P O Box 52708
Irvine, CA 92619

JP Morgan Mortgage (Cold Canyon Property)
c/o Rushmore Loan Management Services
PO Box 55004
Irvine, CA 92619 (Address from POC)

Sierra Credit
9347 Eton Avenue
Chatsworth, CA 91311

U.S. Bank National Association (Valley View Property)
as Trustee for the RMAC Trust
c/o Clear Recon Corp
4375 Jutland Drive
San Diego, CA 92117

U.S. Bank N.A.
c/o Rushmore Loan Management Services
PO Box 55004
Irvine, CA 92619 (Address from POC)

20 LARGEST UNSECURED CREDITORS:

American Profit Recovery
Attn: Bankruptcy
34505 W 12 Mile Road #333
Farmington Hills, MI 48331

ASHELEY ALDERMAN
433 DEVON CT
GRAND JUNCTION CO 81504

Best Egg Credit Card
PO Box 70164
Philadelphia, PA 19176-0164

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

CMRE Financial Services
Attn: Bankruptcy
3075 E Imperial Hwy Suite 200
Brea, CA 92821

CMRE Financial Services, Inc.
PO Box 54028
Los Angeles, CA 90054-0028

CMRE Financial Services, Inc.
3075 E. Imperial Hwy, #200
Brea, CA 92821

Credit Collection Services
Attn: Bankruptcy
725 Canton St
Norwood, MA 02062

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

Enhanced Recovery Company
Attn: Bankruptcy
8014 Bayberry Road
Jacksonville, FL 32256

Fingerhut Fetti/Webbank
Attn: Bankruptcy
6250 Ridgewood Road
Saint Cloud, MN 56303

Grant & Webber
5586 S. Fort Apache Road Ste 110
Las Vegas, NV 89148

Grant & Weber
Attn: Bankruptcy
13634 E Williams Field Rd, Space #5
Gilbert, AZ 85295

JENNIFER AND LUCKI CANDOFF
17538 TULSA ST
GRANADA HILLS CA 91344

Keck Medicine of USC
PO Box 749303
Los Angeles, CA 90074

M Leonard & Associates
Attn: Bankruptcy Department
Po Box 2339

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

Van Nuys, CA 91411

RESURGENT CAPITAL SERVICES
C/O LOS ROBLES HOSPITAL AND MEDICAL
PO BOX 1927
GREENVILLE SC 29602 (Address from POC)

UCLA Medical Group Oncology
10945 Le Conte Avenue
Los Angeles, CA 90024

UCLA Medical Group Patient Pay
PO Box 748156
Los Angeles, CA 90074-8156

IRS
PO Box 7346
Philadelphia, PA 19101 (Address from POC)

INTERESTED PARTIES:

Escrow Palace Inc.
Attn: Nazi Azodi, Escrow Officer
17514 Ventura Blvd., Ste. 106
Encino, CA 91316

HomeSmart Evergreen Realty Northridge
c/o Cindy Bell (Seller's Agent)
18860 Nordhoff St., # 204
Northridge, CA 91324

Adam Rose Levy (Buyer)
19811 Friar St.
Woodland Hills, CA 91367

Beverly & Co
c/o Milla Pariser (Buyer's Agent)
23801 Calabasas Rd., Ste. 1029
Calabasas, CA 91302

Rodeo Realty
c/o Raquel Axelrod (Buyer's Agent)
23801 Calabasas Rd., Ste. 1050
Calabasas, CA 91302

United States Attorney's Office
Federal Building, RM 7516
300 North Los Angeles St
Los Angeles, CA 90012

United States Department of Justice
Ben Franklin Station
PO Box 683
Washington, DC 20044