

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  GOLDEN GOODRICH LLP David M. Goodrich, State Bar No. 208675 dgoodrich@go2.law 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee John P. Pringle	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: MARK BASTOROUS AND BERNADETTE SHENOUDA,          Debtor(s).	CASE NO.: 6:17-BK-20092-MH CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 05/31/2023	<b>Time:</b> 11:00 am
<b>Location:</b> United States Bankruptcy Court, Courtroom 301, 3420 Twelfth Street, Riverside, California 92501	

**Type of Sale:**  Public  Private      **Last date to file objections:** 05/17/2023

**Description of property to be sold:** All of the Estate's right, title and interest in vacant land located in Reche Canyon, Riverside County, California, APN: 259-280-020.

**Terms and conditions of sale:** Subject to overbid. Earnest money deposit of \$10,000.0 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

**Proposed sale price:** \$ 163,000.00

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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 increments: \$10,000.00 initial / \$5,000.00 thereafter. \$10,000.00 earnest money deposit.

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

Sale Date: May 31, 2023 at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Riverside Division

3420 Twelfth Street, Courtroom 301

Riverside, CA 92501

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

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Golden Goodrich LLP

650 Town Center Drive, Suite 600

Costa Mesa, California 92626

714-966-1000 tel; 714-966-1002 fax

dgoodrich@go2.law

William F. Collazo

909-936-5578

billcollazo@hotmail.com

Date: 05/08/2023

**Overbid Procedures - Case No. 6:17-bk-20092-MH**

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
  - a. Bid at least \$173,000.00 in cash for the Property;
  - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached as Exhibit 5 to the Motion;
  - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
  - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
  - e. Submit a cash deposit in the amount of \$10,000.00 ("Overbid Deposit") payable to John P. Pringle, Chapter 7 Trustee for the Bankruptcy Estate of Mark Bastorous and Bernadette Shenouda, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of this Motion) by no later than 48 hours before the Sale Hearing ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. An auction sale of the Property will be conducted at the hearing on this Motion. Only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the auction shall be at least \$5,000.00 higher than the prior bid.

4. Upon conclusion of the auction, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. Upon conclusion of the auction, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder"), which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order. If the sale of the Property to the Back-Up Bidder fails to occur as a result of a failure of performance, breach or default by the Back-Up Bidder, then the Back-Up Bidder's Overbid Deposit will be forfeited to the Trustee as liquidated damages.

5. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

6. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s), other than for any deposit provided to the Trustee.

1 David M. Goodrich, State Bar No. 208675  
dgoodrich@go2.law

2 **GOLDEN GOODRICH LLP**  
650 Town Center Drive, Suite 600  
3 Costa Mesa, California 92626  
Telephone 714-966-1000  
4 Facsimile 714-966-1002

5 Counsel for John P. Pringle,  
Chapter 7 Trustee

6

7

8

**UNITED STATES BANKRUPTCY COURT**

9

**CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

10 In re

Case No. 6:17-bk-20092-MH

11 MARK BASTOROUS AND  
BERNADETTE SHENOUDA,

Chapter 7

12

Debtors.

**NOTICE OF HEARING ON CHAPTER 7  
TRUSTEE'S MOTION FOR ORDER:**

13

(1) **AUTHORIZING SALE OF REAL  
PROPERTY FREE AND CLEAR OF LIENS,  
CLAIMS, AND INTERESTS PURSUANT TO  
11 U.S.C. §§ 363(b) AND (f);**

14

(2) **APPROVING OVERBID PROCEDURES;**  
(3) **APPROVING BUYER, SUCCESSFUL  
BIDDER, AND BACK-UP BIDDER AS**

15

**GOOD-FAITH PURCHASER PURSUANT  
TO 11 U.S.C. § 363(m); AND**

16

(4) **AUTHORIZING PAYMENT OF  
UNDISPUTED LIENS, REAL ESTATE  
BROKER'S COMMISSIONS AND OTHER  
ORDINARY COSTS OF SALE**

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**[APN: 259-280-020, County of Riverside]**

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Hearing:

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DATE: May 31, 2023

TIME: 11:00 a.m.

23

CTRM: 301

ADDRESS: 3420 Twelfth Street  
Riverside, CA 92501

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**Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

1 TO THE OFFICE OF THE UNITED STATES TRUSTEE; THE DEBTORS; THE  
2 DEBTORS' COUNSEL; AND ALL OTHER INTERESTED PARTIES AND POTENTIAL  
3 BUYER(S):

4 PLEASE TAKE NOTICE that on May 31, 2023 at 11:00 a.m., or as soon thereafter  
5 as the matter may be heard, the Court will conduct a hearing ("Hearing") in the above-  
6 captioned Court on the *Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real*  
7 *Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b)*  
8 *and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and*  
9 *Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and*  
10 *(4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and*  
11 *Other Ordinary Costs of Sale ("Motion")*<sup>1</sup> filed by John P Pringle, the duly qualified,  
12 appointed, and acting Chapter 7 Trustee ("Trustee") of the bankruptcy estate ("Estate") of  
13 the above-captioned Debtors ("Debtors").

14 PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an  
15 order approving the sale ("Sale") of the Estate's right, title and interest in vacant land  
16 located in Reche Canyon, Riverside County, California, APN: 259-280-020 ("Property"),<sup>2</sup>  
17 on the terms and conditions stated in the written offer titled *Offer to Purchase and*  
18 *Addendum to Purchase Agreement* (together, "Purchase Agreement") attached to the  
19 Motion as Exhibit 5, and incorporated herein by reference, to Darmindar S. Brar and  
20 Amanpreet K. Brar ("Buyer"), for \$163,000.00, cash, or to any person or entity who  
21 appears at the hearing on the Motion and submits a higher acceptable bid in accordance  
22 with the Trustee's proposed overbid procedures.

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<sup>1</sup> Capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

<sup>2</sup> Christine S. Shenouda ("Co-Owner") is the co-owner of the Property. Co-Owner and her sister, the debtor Bernadette Shenouda, hold title to the Property as Joint Tenants.

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Tel 714-966-1000 Fax 714-966-1002

1 **PLEASE TAKE FURTHER NOTICE** that as part of the Motion, the Trustee seeks  
2 an order approving the sale free and clear of any liens, claims, and interests. The  
3 Property is being sold on an “as is, where is” basis, with no warranties, recourse,  
4 contingencies, or representations of any kind.

5 **PLEASE TAKE FURTHER NOTICE** that the Trustee also seeks an order  
6 (i) confirming the sale to the Buyer or to the highest bidder appearing at the hearing and  
7 approving the Trustee's proposed overbid procedures; (ii) determining that the Buyer or  
8 the successful bidder is entitled to 11 U.S.C. § 363(m) protection; and (iii) waiving the  
9 fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy  
10 Procedure.

11 **PLEASE TAKE FURTHER NOTICE** that after payment of any undisputed liens,  
12 including current and past due real estate taxes, brokers’ commissions, and cost of sale,  
13 the Trustee estimates the sale will generate \$144,222.48 in net proceeds, calculated as  
14 follows:

Purchase Price	\$163,000.00
Brokers Commission	\$11,410.00
Escrow, title and related fees	\$2,284.30
Prorated property taxes	\$5,083.22 <sup>3</sup>
Net proceeds:	\$144,222.48
½ to the Estate:	\$72,111.24
½ to Co-Owner:	\$72,111.24

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20 **PLEASE TAKE FURTHER NOTICE** that the Trustee is informed there will be no  
21 capital gains taxes from the sale.

22 **PLEASE TAKE FURTHER NOTICE** that, based on the Broker’s marketing efforts,  
23 the Trustee proposes that the total broker’s commission be seven percent (7%) of the  
24 sales price of the Property, upon close of escrow. The Buyer is represented by an agent  
25 of the Broker. Thus, the Broker represents both sides of the proposed sale.

26 \_\_\_\_\_  
27 <sup>3</sup> \$5,328.50 minus a credit of \$245.28.  
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1 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the  
2 Trustee proposes the following **OVERBID PROCEDURES** for the purchase of the  
3 Property:

4 **PROPOSED OVERBID PROCEDURES**

5 The proposed sale to the Buyer is subject to approval of the United States  
6 Bankruptcy Court and to qualified overbids. The Buyer has offered to purchase the  
7 Property for \$163,000.00 ("Purchase Price"), \$10,000.00 of which has been tendered, with  
8 the balance to be tendered upon Close of Escrow (as defined in the Purchase  
9 Agreement). As noted above, however, the sale of the Property is subject to overbid  
10 pursuant to the following proposed overbid procedures ("Overbid Procedures"):

11 1. Qualifying bidders ("Qualifying Bidder") shall:

12 a. Bid at least \$173,000.00 in cash for the Property;

13 b. Set forth in writing the terms and conditions of the offer that are  
14 at least as favorable to the Trustee as those set forth in the Purchase  
15 Agreement attached as Exhibit 5 to the Motion;

16 c. Be financially qualified, in the Trustee's exercise of his sound  
17 business judgment, to close the sale as set forth in the Purchase  
18 Agreement;

19 d. Submit an offer that does not contain any contingencies to  
20 closing the sale, including, but not limited to, financing, inspection, or repair  
21 contingencies;

22 e. Submit a cash deposit in the amount of \$10,000.00 ("Overbid  
23 Deposit") payable to John P. Pringle, Chapter 7 Trustee for the Bankruptcy  
24 Estate of Mark Bastorous and Bernadette Shenouda, in the form of a  
25 cashier's check, which Overbid Deposit shall be non-refundable if the bid is  
26 deemed to be the Successful Bid, as defined in paragraph 4 below. The  
27 Overbid Deposit, written offer, and evidence of financial qualification must be  
28 delivered to the Trustee's counsel (at the address shown in the upper left



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1 hand corner of the first page of the Motion) by no later than 48 hours before  
2 the Sale Hearing ("Overbid Deadline"). In his absolute and sole discretion,  
3 the Trustee shall have the right to accept additional overbids submitted prior  
4 to the hearing but after the Overbid Deadline.

5 2. An auction sale of the Property will be conducted at the hearing on  
6 this Motion. Only the Buyer and any party who is deemed a Qualifying Bidder shall  
7 be entitled to bid.

8 3. Any incremental bid in the auction shall be at least \$5,000.00 higher  
9 than the prior bid.

10 4. Upon conclusion of the auction, the Trustee shall decide, subject to  
11 Court approval, which of the bids is the best bid, and such bid shall be deemed to  
12 be the "Successful Bid." The bidder who is accepted by the Trustee as the  
13 successful bidder ("Successful Bidder") must pay all amounts reflected in the  
14 Successful Bid in cash at the closing of the sale. Upon conclusion of the auction,  
15 the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder"), which  
16 shall be the bidder with the next best bid. Should the Successful Bidder fail to  
17 close escrow on the sale of the Property, the Trustee may sell the Property to the  
18 Back-Up Bidder without further Court order. If the sale of the Property to the Back-  
19 Up Bidder fails to occur as a result of a failure of performance, breach or default by  
20 the Back-Up Bidder, then the Back-Up Bidder's Overbid Deposit will be forfeited to  
21 the Trustee as liquidated damages.

22 5. Upon the conclusion of the auction, any Overbid Deposits, other than  
23 the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be  
24 promptly returned. The deposit of the Back-Up Bidder will be returned promptly  
25 following the close of escrow for the sale of the Property to the Successful Bidder.

26 6. Overbids shall be all cash and no credit shall be given to the  
27 purchaser or overbidder(s), other than for any deposit provided to the Trustee.  
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1           **PLEASE TAKE FURTHER NOTICE** that the Motion is made pursuant to 11 U.S.C.  
2 § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds  
3 that, based on the Trustee’s sound business justification, the Trustee believes the sale of  
4 the Property as set forth herein is in the best interests of the Estate. After solicitation of  
5 offers for the Property since about October 2021, the Buyer’s offer is the only written offer  
6 the Trustee has received for the Property. Moreover, the Overbid Procedures provide a  
7 process by which the Trustee could secure a higher price for the Property.

8           **PLEASE TAKE FURTHER NOTICE** that any response to the Motion must conform  
9 with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less  
10 than 14 days prior to the above hearing date, and must be served no less than 14 days  
11 prior to the above hearing date on the Trustee’s counsel at the address noted in the top  
12 left corner of the first page of this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h),  
13 the failure to timely file and serve an opposition to the Motion may be deemed by the  
14 Court to be consent to the relief requested in the Motion.

15 Dated: May 3, 2022

GOLDEN GOODRICH LLP

17 By: /s/ David M. Goodrich  
18 DAVID M. GOODRICH  
19 Attorneys for Chapter 7 Trustee  
20 John P. Pringle  
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Golden Goodrich LLP  
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Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

### 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:  
**650 Town Center Drive, Suite 600, Costa Mesa, CA 92626**

A true and correct copy of the foregoing document entitled (*specify*): **Notice Of Hearing On Chapter 7 Trustee’s Motion For Order: (1) Authorizing Sale Of Real Property Free and Clear Of Liens, Claims And Interest Pursuant to 11 U.S.C §§ 363(b) And (F); (2) Approving Overbid Procedures’ (3) Approving Buyer, Successful bidder and Back-up Bidder as good faith Purchaser Pursuant to 11 U.S.C § 363(m); And (4) Authorizing Payment of Undisputed Liens Real Estate Broker’s Commissions and Other Ordinary Costs Of Sale**

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*) 05/08/2023, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (*date*) 05/08/2023, 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.

Honorable Mark D. Houle  
United States Bankruptcy Court  
Central District of California  
3420 Twelfth Street, Suite 325 /  
Courtroom 301 Riverside, CA 92501-3819

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*) 05/08/2023, 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.

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.

05/08/2023

Evelyn Ruiz



Date

Printed Name

Signature

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

**Nef Mailing List**

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tu67@ltic.com  
cshenouda@yahoo.com

William Collazo  
Mary Urena  
Imelda Fierros  
Kristin Jensen-So  
Christine Shenouda

**Served By U.S Mail**

Darmindar S. Brar  
Amanpreet K. Brar 22988  
Vista Grande Way Grand  
Terrace, CA 92313

Lawyers Title Company  
Attn: Imelda Fierros, Escrow Officer  
3480 Vine Street #110  
Riverside, CA 92507

Lawyers Title Company  
Kristin Jensen-So, Title Officer  
3480 Vine Street, Suite 300  
Riverside, CA 92507

Bruce Winship  
PO Box 68, Star Route  
Sparta, MO 65753

Irene Cara Canada  
Natalie Ann Seratte  
23307 Harland Drive  
Sunnymead, CA 92388

Riverside County Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502-2205

**Served By U.S Mail**

Mark Bastorous & Bernadette Shenouda 13834  
Hunternvale Drive  
Corona, CA 92880-3799

**Debtor**

Thomas F. Nowland  
Law Offices of Thomas F. Nowland  
20241 SW Birch Street, Suite 203  
Newport Beach, CA 92660-1784

**Debtor's Attorney**

John P. Pringle (TR)  
Roquemoire, Pringle & Moore, Inc.  
6055 East Washington Blvd., Suite 500  
Los Angeles, CA 90040-2466

**Chapter 7 Trustee**

Atlas Acquisitions LLC  
294 Union St.  
Hackensack, NJ 07601-4303

Bays Properties, LLC  
635 Foothill Drive  
Lake Havasu, AZ 86404-2754

Daimler Trust  
c/o BK Servicing, LLC  
PO Box 131265  
Roseville, MN 55113-0011

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Matrix Financial Services Corporation  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

**MAIL FORWARDED 11/15/19**

---

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c/o McCarthy & Holthus, LLP  
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San Diego, CA 92101-2108

Riverside Division  
3420 Twelfth Street  
Riverside, CA 92501-3819

~~8x8 Phone Service~~  
~~2125 O'Neil Dr.~~  
~~San Jose, CA 95131-2032~~  
MAIL RETURNED 10/03/2020

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Lathrop, CA 95330-8627

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14648 Waterview Circle  
Addison, TX 75001-7922

AT&T Acct  
208 S Akard St.  
Dallas, TX 75202-4206

AVIS  
6 Sylvan Way  
Parsippany, NJ 07054-3826

Abanoub Hanna  
1736 S Vicentia Ave.  
Corona, CA 92882-4246

Abrams Family Revocable Trust  
c/o Heather N. Herd, Esq.  
Rutan & Tucker  
611 Anton Blvd Suite 1400  
Costa Mesa, CA 92626-1931

Adel Khozam  
8484 Planetary Dr.  
Buena Park, CA 90620-3354

Adonai Holdings, LLC  
12 Ginger Lily Court  
Coto De Caza, CA 92679-5110

Adonai Holdings, LLC. (Nader Adly)  
12 Ginger Lily Ct.  
Coto De Caza, CA 92679-5110

Advanced Commission  
5440 Louie Lane, Suite 106  
Reno, NV 89511-1843

AmGuard Insurance Company  
16 S River St.  
Wilkes-Barre, PA 18702-2494

American Express  
P. O. Box 0001  
Los Angeles, CA 90096-0001

American Express Costco  
P. O. Box 0001  
Los Angeles, CA 90096-0001

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

Amgad Anwar Fakhry Bebawy & Reham Ishak  
116 Carrotwood  
Irvine CA 92618-1183

Amir Awad  
12717 Mosaic Dr.  
Rancho Cucamonga CA 91739-9351

~~Amir Khalil  
14648 Waterview Circle  
Addison, TX 75001-7922~~

**MAIL RETURNED 11/10/19**

Amir Maher Guirguis Awad & Shirley Khell  
12717 Mosaic Dr.  
Rancho Cucamonga, CA 91739-9351

Anchor Loans  
5230 Las Virgenes Rd #105  
Calabasas, CA 91302-3447

Anis Khalil and/or ANRUF, LLC.  
14648 Waterview Circle  
Addison, TX 75001-7922



Antonio Mena  
3001 Huckleberry Dr.  
Corona, CA 92882-3616

Anwar Wagdy  
14528 Emerald Canyon Court  
Corona, CA 92880-3689

Anwar Wagdy (Trinity Enterprises)  
14528 Emerald Canyon Ct.  
Corona, CA 92880-3689

~~Arch Capital  
17 State Street, Suite 4000  
New York, NY 10004-1508~~  
**MAIL RETURNED 11/13/19**

~~Arch Capital Funding LLC  
200 E Las Olas Blvd., Suite 1600  
Fort Lauderdale, FL 33301-2284~~  
**MAIL RETURNED 04/14/20**

Assign Corp  
200 N Maryland Ave #204  
Glendale, CA 91206-4274

Balraj Nandwani  
c/o Rutan & Tucker, LLP  
Attn: Roger F. Friedman  
611 Anton Blvd., Suite 1400  
Costa Mesa, CA 92626-1931

Bao Tran  
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Attn: Roger F. Friedman  
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Basha Wahib Awad  
5719 Old Lodge Dr.  
Houston, TX 77066-1513

Bays Properties, LLC  
c/o Kimball, Tirey & St. John LLP  
7676 Hazard Center Drive, Suite 900B  
San Diego, CA 92108-4503

Bear Creek Association  
22877 Bear Creek Dr. N  
Murrieta, CA 92562-3044

~~Benny Winefeld~~  
~~c/o Law Office of Benjamin Taylor~~  
~~1880 Century Park East, Suite 615~~  
~~Los Angeles, CA 90067-1622~~  
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Benny Winefeld  
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Berkshire Hathaway Guard  
Insurance Company  
PO Box A-H  
Wilkes-Barre PA 18703-0020

Berkshire Hathaway Guard Insurance  
18703, 16 S River Street  
Wilkes-Barre, PA 18702

Bishay Law Offices  
333 City Boulevard West  
Orange, CA 92868-2903

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Los Angeles, CA 90067-1622

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1000 3rd Ave  
New York, NY 10022-1230

Blue Wave Investments  
255777 San Thomas Street  
Moreno Valley, CA 92557

Bluewave Investments LLC  
Neeraj Gupta  
315 Swan Loop S

Upland CA 91784-8028

Bluewave Investments, LLC.  
8729 Springside Ct.  
Rancho Cucamonga, CA 91730-3178

Boles Bishay  
1721 S Hagen Ct  
La Habra, CA 90631-2064

Boles Bishay and Mervet Shafik  
1721 S Hagen Ct  
La Habra, CA 90631-2064

Bryan S. Silverman  
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CA Sec of State  
300 S Spring St  
Los Angeles, CA 90013-1230

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

CCFG Investment Fund, LLC  
2020 Columbia St  
San Diego, CA 92101-1710

CCFG Investment Fund, LLC  
600 W Broadway #1420  
San Diego, CA 92101-3388

~~CDC Small Business Finance  
2390 E Orangewood Ave # 560  
Anaheim, CA 92806-6186~~  
**MAIL RETURNED 11/06/19**

CNA Surety Bond  
1000 Wilshire Blvd.  
Los Angeles, CA 90017-2457

Caliber Home Loans  
P.O. Box 270415  
Oklahoma City, OK 73137-0415

California Secretary of State  
300 S Spring St.  
Los Angeles, CA 90013-1230

Camara-Abrams Family Revocable Trust  
Under Agreement 9/16/13  
c/o Rutan & Tucker, LLP  
Attn: Roger F. Friedman  
611 Anton Blvd., Ste. 1400  
Costa Mesa, CA 92626-1931

Capital Benefit, Inc.  
2727 Newport Blvd #203  
Newport Beach, CA 92663-3757

Center Street Lending  
18301 Von Karman Ave # 330  
Irvine, CA 92612-0124

~~Century National Insurance Company  
16650 Sherman Way  
Van Nuys, CA 91406-3782~~  
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Charles Shafer Askar  
304 E. Chestnut Avenue, Apt J  
Santa Ana, CA 92701-5977

Charter Communications  
400 Atlantic Street, 10th Floor  
Stamford, CT 06901-3533

Chase  
P. O. Box 14581  
Des Moines, IA 50306-3581

~~Chase  
P. O. Box 14581  
Wilmington, DE 19850~~  
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Chase  
P. O. Box 15123  
Wilmington, DE 19850-5123

Chienan Chen  
2748 Glorietta Circle  
Santa Clara, CA 95051-7005

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Corona, CA 92882-7984

~~Citi-Expedia~~  
~~P. O. Box 183037~~  
~~Columbus, OH 43218-3037~~  
**MAIL RETURNED 11/08/19**

Citi Investments Group, Inc.  
3075 Palisades Dr.  
Corona, CA 92880-9433

City of Los Angeles Parking Violation  
1575 Westwood Blvd #100b  
Los Angeles, CA 90024-5626

City of Miami Intersection Safety Program  
201 Westward Drive  
Miami Springs, FL 33166-5259

City of Santa Ana Water  
20 Civic Center Plaza  
Santa Ana, CA 92701-4076

Community Works Design Group  
4649 Brockton Ave.  
Riverside, CA 92506-0131

County Associates  
c/o Rutan & Tucker, LLP  
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Rutan & Tucker  
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Costa Mesa, CA 92626-1931

County Associates, LLC  
Bryan S. Silverman  
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San Francisco, CA 94111-2716

County of San Bernardino Office of the Tax Collector  
268 W Hospitality Ln, 1st Floor  
San Bernardino CA 92415-0360

~~Credit Collection Services~~  
~~337 North Vineyard Avenue, 4th Floor~~  
~~Ontario, CA 91764-4453~~  
**MAIL RETURNED 11/16/19**

~~Cres Insurance~~  
~~12396 World Trade Dr., Suite 300~~  
~~San Diego, CA 92128-3792~~  
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Cubesmart  
3915 Green River Rd.  
Corona, CA 92880-1627

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c/o Heather N. Herd, Esq.  
Rutan & Tucker  
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Department Stores National Bank  
Citibank, N.A.  
701 East 60th Street North  
Sioux Falls, SD 57104-0493

Diamond Environmental  
1801 Via Burton #B  
Fullerton, CA 92831-5319

Discover  
P. O. Box 6103  
Carol Stream, IL 60197-6103

Discover Bank  
Discover Products Inc  
PO Box 3025  
New Albany, OH 43054-3025

Disney Chase  
P. O. Box 15123  
Wilmington, DE 19850-5123

Diversyfund Income Fund, LLC  
c/o Rutan & Tucker, LLP  
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Costa Mesa, CA 92626-1931

EBF  
8200 NW 52 Terrace, Floor 2  
Doral, FL 33166-7852

EBF California, LLC  
c/o Everest Business Funding  
8200 N.W. 52nd Terrace, Suite 200  
Doral, FL 33166-7852

~~EBS Investment SG  
Ray & Nargis Rashid  
25380 Marguerite Pkwy F  
Mission Viejo, CA 92692-2907~~  
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Eastvale Downs Owners Association  
Prime Association Services  
27290 Madison Ave Ste 300  
Temecula, CA 92590-5671

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10375 Professional Cir  
Reno, NV 89521-4802

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9650 E. 9th St Ste A  
Rancho Cucamonga, CA 91730-4590~~  
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Employment Development Department  
Bankruptcy Group MIC 92E,  
PO Box 826880  
Sacramento, CA 95814

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600 Corporate Park Dr.  
St. Louis, MO 63105-4211

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Atlanta, GA 30348-5873

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Allen, TX 75013-2002

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

Fabozzi & Miller, APC  
41911 5th St Ste 200  
Temecula, CA 92590-2730

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Corona, CA 92879-5834

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Ontario, CA 91761-3633

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Glendale, CA 91203-3398

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1 First American Way  
Santa Ana, CA 92707-5913

First American Title Insurance  
c/o Lewis Brisbois Bisgaard & Smith  
650 Town Center Dr Ste 1400  
Costa Mesa, CA 92626-7020

Florida Highway Patrol Fort Myers  
10041 Daniels Parkway  
Fort Myers, FL 33913-7785



Fox Rothschild, LLP  
10250 Constellation Blvd, Suite 900  
Los Angeles, CA 90067-6275

Franchise Tax Board  
Personal Bankruptcy MS A 260  
P.O. Box 2952  
Sacramento, CA 95812-2952

Fremont Properties, LLC  
945 High School Way # 23  
Mountain View, CA 94041-1989

~~G & D Construction~~  
~~2440 Railroad Street~~  
~~Corona, CA 92880-5418~~  
**MAIL RETURNED 11/03/19**

GB Collections  
1253 Haddonfield Berlin Rd  
Voorhees Township, NJ 08043-4847

~~GC Services Limited Partnership~~  
~~4900 Rivergrade Rd~~  
~~Irwindale, CA 91706-1401~~  
**MAIL RETURNED 03.03.21**

GJ Construction  
30310 Cupeno Lane  
Temecula, CA 92592-2519

~~Gabel, Cook & Associates~~  
~~125 W La Cadena Dr # A~~  
~~Riverside, CA 92501-1137~~  
**MAIL RETURNED 11/10/19**

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Placentia, CA 92870-5203

GreatAmerica Financial Services Corporation  
PO Box 609  
Cedar Rapids, IA 52406-0609

Greenburg, Grant & Richards  
5858 Westheimer Rd #500  
Houston, TX 77057-5645

Greggory Bartholomew  
3355 Braemar Lane  
Corona, CA 92882-8674

Gregory Stewart  
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Corona, CA 92880-9433

Guard Insurance Group  
18703, 16 S River St  
Wilkes-Barre, PA 18702

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Los Angeles, CA 90067-1622

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La Palma, CA 90623-1419

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Costa Mesa, CA 92626-1931

Houry Hamidzadeh  
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Mission Viejo, CA 92692-1912

IOU Central  
600 TownPark Lane, Suite 100  
Kennesaw, GA 30144-3736

Ikhan Capital  
160 Pearl St  
New York, NY 10005-1617

Innovative Risk Solutions  
1911 NE 59th St.  
Fort Lauderdale, FL 33308-2445

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

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Orange, CA 92867-1601

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33871 Sundrop Ave.  
Murrieta, CA 92563-4416

Joe Naddour  
100 Bayview Cir #4500  
Newport Beach, CA 92660-8912

Kaiser Hospital Guarantor  
P. O. Box 7024  
Pasadena, CA 91109-7024

Kaiser Permanente SCAL  
P. O. Box 7024  
Pasadena, CA 91109-7024

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Waco, TX 76704-2305

Khair & Magda Labib  
12962 Oakdale St  
Corona, CA 92880-8505

~~King Capital Funding  
40 Bellevue Ave E  
Seattle, WA 98104~~  
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Klatte, Budensiek & Young Agriesri  
100 Bayview Cir #4500  
Newport Beach, CA 92660-8912

~~Konica Minolta South Region  
9799 International Court  
St. Petersburg, FL 33716~~  
**MAIL FORWARDED 11/06/19**

~~Konica Minolta South Region  
7320 Bryan Dairy Rd., #350  
St. Petersburg, FL 33716~~  
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L2 Global Investments, LLC  
975 Manor Way  
Corona, CA 92882-7984

LA Dept of Water & Power  
919 S Soto St.  
Los Angeles, CA 90023-1303

Labor Board  
3350 E Shelby St # 340  
Ontario, CA 91764-4884

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5776 Lindero Canyon Road, Suite D-666  
Westlake Village CA 91362-6428

Liberty Mutual  
175 Berkeley St.  
Boston, MA 02116-3350

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225 N Hill St # 1  
Los Angeles, CA 90012-3253

Lydia Abrams  
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Costa Mesa, CA 92626-1931

MCA Recovery LLC  
17 State Street, Suite 4000  
New York, NY 10004-1508

MCA Servicing  
17 State Street, Suite 4000  
New York, NY 10004-1508

~~MSLF Investment, Inc  
10730 Church St. #117  
Rancho Cucamonga, CA 91730-6819~~  
**MAIL RETURNED 12/04/19**

~~Macy's  
P. O. Box 183084  
Columbus, OH 43218-3084~~  
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Magda Anwar  
14528 Emerald Canyon Ct.  
Corona, CA 92880-3689

Magda Labib  
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Eastvale CA 92880-8505

Magdy & Mona Farah

14310 Berlina Rose St.  
Oak Hills, CA 92344-8303

~~Marcos Mancenido  
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San Juan Capistrano, CA 92675-4516~~  
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Mario Mellilo  
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Rutan & Tucker  
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McCarthy, Burgess & Wolff  
26000 Cannon Rd  
Cleveland, OH 44146-1807

~~Medhat Saad Gendy  
10730 Church St. #117  
Rancho Cucamonga, CA 91730-6819~~  
**MAIL FORWARDED 11/15/19**

Medhat Saad Gendy  
14285 Anacapa Ct.  
Fontana, CA 92336-3786

Medhat Samy Fana Michael  
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Oklahoma City, OK 73142-6204

Meenakshi Muthuraman Ramesh Meenakshisundaram  
c/o Sunil A. Brahmhatt  
2700 N. Main St Ste 310  
Santa Ana, CA 92705-6638

Mercedes Benz Financial Services  
13650 Heritage Parkway  
Fort Worth TX 76177-5323

~~Merchant Cash~~  
~~2 W 46th St #205~~  
~~New York, NY 10036-4811~~  
**MAIL RETURNED 05.20.20**

Metro Express Lanes  
3501 Santa Anita Ave  
El Monte, CA 91731-2426

Michael Rezk  
13724 Star Ruby  
Corona, CA 92880-5558

Mike Bahrawey  
2531 Thistlewood Ln  
Corona, CA 92882-8726

Mike Bareh  
17 Columnar St.  
Ladera Ranch, CA 92694-1560

Milad Nageh Dofir Iskander & Samy Ibrahim  
3364 W Keys Lane  
Anaheim CA 92804-3052

Millennium Trust Company, LLC FBO Robert Ng Profit Sharing Plan & Trus  
c/o Rutan & Tucker, LLP  
Attn: Roger F. Friedman  
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Costa Mesa, CA 92626-1931

Millennium Trust Company, LLC  
c/o Heather N. Herd, Esq.  
Rutan & Tucker  
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Costa Mesa, CA 92626-1931

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Coppell, TX 75019-4620

Nadia Khalil and/or St. George Medical O  
14648 Waterview Circle  
Addison, TX 75001-7922

Nermine Saber Aziz Abdelmalak  
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22877 Bear Creek Dr N  
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Santa Ana, CA 92701-4063

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Santa Ana, CA 92705-1412

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New York, NY 10038-5056~~  
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~~Pearl Beta Business Funding  
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New York, NY 10038-5056~~  
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Pitney Bowes  
PO Box 371874  
Pittsburgh, PA 15250-7874

Portfolio Recovery Associates LLC  
PO Box 41067  
Norfolk VA 23541-1067

Power Plus!  
229 N Sherman Ave  
Corona, CA 92882-1844

Prasad G. Reddy & Sheela V. Reddy  
3775 San Ramon  
Corona, CA 92882-7977

~~Premium Finance  
PO Box 1827  
Eau Claire, WI 54702-1827~~  
**MAIL RETURNED 11/07/19**

Progressive Architecture & Const  
2440 Railroad St.  
Corona, CA 92880-5418

QBE Specialty Insurance Company  
1 General Dr  
Sun Prairie, WI 53596-0001

QDD15, LLC  
Bryan Silverman  
600 Montgomery Street, 14th Fl  
San Francisco, CA 94111-2716

QDD15, LLC  
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Quill  
PO Box 102412  
Columbia, SC 29224-2412

RE/MAX CA & Hawaii, LLC  
5075 S Syracuse St.  
Denver, CO 80237-2712

RE/MAX International  
5075 S Syracuse St.  
Denver, CO 80237-2712



REMAX, LLC dba REMAX California & Hawai  
5075 S. Syracuse Street  
Denver, CO 80237-2712

RM Holdings, LLC  
12368 Melody Lane  
Los Altos, CA 94022-3237

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Aliso Viejo, CA 92656-5301

Ramy Kodsy  
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Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590-4800

Raouf & Madlen Gayed  
2560 Fairglen Pl.  
Corona, CA 92881-6612

Rex M. Badua  
1370 Woodvale Dr.  
Corona, CA 92879-8845

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4080 Lemon St.  
Riverside, CA 92501-3609

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2677 N Main St # 600  
Santa Ana, CA 92705-6629

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Orlando, FL 32896-0013

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Samy Ibrahim & Mervat Aziz Moawad Ibrahi  
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La Palma, CA 90623-1419

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~~Sanad Sawires~~  
~~905 S. Bonita~~  
~~San Dimas, CA 91773~~

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Southern California Edison  
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Southern California Edison  
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Rosemead, CA 91770-0800

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1551 W San Bernardino Rd  
Covina CA 91722-3407

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Encino, CA 91436-2072

State Board of Equalization  
16715 Von Karman Ave #200  
Irvine, CA 92606-2414

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464 West 4th St. Rm 348  
San Bernardino, CA 92401-1414

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New York, NY 10036-0069

Strategic Funding Source  
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Banning, CA 92220-4814

Superior Court of California County of San Bernardino  
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San Bernardino, CA 92415-0320

Superior Shredding  
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424 & 425 S Corona Mall  
Corona, CA 92879

~~Time Warner  
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New York, NY 10023-5860~~  
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Trans Union Corporation  
P.O. Box 900  
Woodlyn, PA 19094-0900

US Assure  
8230 Nations Way  
Jacksonville, FL 32256-4434

US Collector  
225 N. Hill Street  
Los Angeles, CA 90012-3232

US Small Business Administration  
5 Hutton Centre Dr #900  
Santa Ana, CA 92707-8791

USCB America  
450 N Stephanie St #200  
Henderson, NV 89014-6503

~~Union Home Loan Profit Sharing Plan  
c/o Law Offices of Benjamin Taylor  
1880 Century Park East, Suite 615  
Los Angeles, CA 90067-1622~~  
**MAIL RETURNED 11/15/19**

Union Home Loan Profit Sharing Plan  
c/o Law Office of Benjamin Taylor  
1880 Century Park East, Suite 714  
Los Angeles, CA 90067-1618

United States Trustee (RS)  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255

Vinod Rapur (Vinney)  
35 Enchanted  
Irvine, CA 92620-2807

WFB Commercial  
2500 S Grove Ave  
Ontario, CA 91761-6253

Wahid Guirguis  
7021 Mackinaw Court  
Mira Loma, CA 91752-1490

Wells Fargo  
P. O. Box 51193  
Los Angeles, CA 90051-5493

Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

~~Westguard Insurance  
2060 Talbert Dr  
Chico, CA 95928-7687~~  
**MAIL RETURNED 11/11/19**

~~Wind Set Capital Corporation  
4168 West 12600 South 2nd Floor  
Riverton, UT 84096-7470~~  
**MAIL RETURNED 11/07/19**

Windset Capital Corporation  
c/o Ferns, Adams & Associates  
2815 Mitchell Drive, Suite 210  
Walnut Creek, CA 94598-1626

World Sign  
1550 W Pico Blvd  
Los Angeles, CA 90015-2436

XL Technologies  
1800 2nd St #850  
Sarasota, FL 34236-5995

Yellowstone  
1 Evertrust Plaza  
Jersey City, NJ 07302-3051

~~Yellowstone (Kahn Capital)  
160 Pearl St  
New York, NY 10005-1617~~  
**MAIL RETURNED 11/08/19**

Yellowstone West  
1 Evertrust Plaza, 14th Floor  
Jersey City, NJ 07302-3088

Yellowstone West Capital- YWC  
1 Evertrust Plaza, 14th Floor  
Jersey City, NJ 07302-3088

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26895 Aliso Creek Rd Suite B440  
Aliso Viejo, CA 92656-5301

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Mahaffey Law Group  
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Newport Beach, CA 92660-0798

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26895 Aliso Creek Rd Suite B440  
Aliso Viejo, CA 92656-5301

Nicole Mashini  
c/o Dennis S. Hyun, Esq.  
515 South Figueroa Street Suite 1250  
Los Angeles, CA 90071-3316

California Dept. of Tax & Fee Administration  
Special Ops, MIC: 55  
Sacramento, CA 94279-0055

### 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:

**650 Town Center Drive, Suite 600, Costa Mesa, CA 92626**

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) 05/08/2023, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 05/08/2023, 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 (date) \_\_\_\_\_, 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.

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.  
05/08/2023

**Evelyn Ruiz**



Date

Printed Name

Signature



### **Nef Mailing List**

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