

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Robert P. Goe – State Bar No. 137019 Brandon J. Iskander – State Bar No. 300916 GOE FORSYTHE & HODGES LLP 17701 Cowan Avenue, Suite 210, Bldg. D Irvine, CA 92614 rgoe@goeforlaw.com biskander@goeforlaw.com Telephone: (949) 798-2460 Facsimile: (949) 955-943</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Robert S. Whitmore, Ch. 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re:</p> <p>JOI TAMIA WYATT, aka JOI TAMIA COX, aka JOI COX, aka JOI T COX,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:22-bk-12080-MH CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 12/13/2023</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom 301, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501</p>	

Type of Sale: Public Private **Last date to file objections:** 11/29/2023

Description of property to be sold: Estate's disputed 33.33% interest in the real property located at 1055 Johns Landing Court, Lawrenceville, GA 30045.

Terms and conditions of sale: Trustee to receive \$30,000 on account of the Estate's disputed 33.33% interest in 1055 Johns Landing Court, Lawrenceville, GA 30045 ("Property"). The Property's co-owners seek to sell the Property and the Trustee seeks court approval to consent to the sale of the Estate's disputed interest in exchange for \$30,000 from the sale proceeds.

Proposed sale price: \$ 30,000.00

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): None

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

The Trustee believes that the Property will be sold free and clear of liens or other interests by the Co-Owners, assuming the Court first authorizes the Trustee to consent to the sale of the Estate's disputed 33.33% interest in the same.

December 13, 2023
11:00 a.m.
Courtroom 301
U.S. Bankruptcy Court
3420 Twelfth Street
Riverside, CA 92501

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

Sale is not subject to overbids.

Brandon J. Iskander
GOE FORSYTHE & HODGES LLP
17701 Cowan Avenue, Suite 210, Bldg. D
Irvine, CA 92614
biskander@goeforlaw.com
Telephone: (949) 798-2460

Date: 11/22/2023

LBR 6004-1(c)(3) Requirement	Information
LBR 6004-1(c)(3)(A) Date, Time, and Place of hearing on the proposed sale:	Hearing Date and Time: December 13, 2023 at 11:00 a.m. Hearing Place: Courtroom 301, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501
LBR 6004-1(c)(3)(B) Name and address of the proposed buyer:	Edward and Alexandra D'Angelo 1055 Johns Landing Court Lawrenceville, Georgia 30045
LBR 6004-1(c)(3)(C) Description of the property to be sold:	The Estate's disputed 33 $\frac{1}{3}$ % interest in the real property located at 1055 Johns Landing Court, Lawrenceville, Georgia 30045.
LBR 6004-1(c)(3)(D) Terms and conditions of the proposed sale, including the price and all contingencies:	Co-Owners have offered \$30,000.00 payable through their sale of the Property for the Estate's Interest.
LBR 6004-1(c)(3)(E) Whether the proposed sale is free and clear of liens, claims or interests, or subject to them, and a description of all such liens, claims or interests:	The proposed use of the Estate's Interest is to allow it to be sold by the Co-Owners along with the other interests in the Property. The Trustee is informed and believes that the sale of the Property as a whole will be free and clear of liens and that the proceeds from the Trustee's portion shall be free and clear of all liens, claims, or interests. To the extent the proposed transaction is analyzed as a sale free and clear of liens, the Trustee points to 11 U.S.C. §§ 363(f)(2) and (3).
LBR 6004-1(c)(3)(F) Whether the proposed sale is subject to higher and better bids:	The proposed use or sale is not open to overbids because it is part of a transaction to be closed by the other Co-Owners, provided that the Court approves the consideration and transaction beforehand.
LBR 6004-1(c)(3)(G) Consideration to be received by the Estate, including estimated commissions, fees, and other costs of sale:	Purchase price for the Estate's Interest as part of the proposed use or sale is \$30,000.00. The Trustee is not seeking to compensate any person with commissions or fees from the sale of the Estate's Interest, though he understands that the Co-Owners intend to pay other costs of sale as part of the sale of all interests in the Property.
LBR 6004-1(c)(3)(H) If authorization is sought to pay commission, the identity of the auctioneer, broker, or sales agent and the amount or percentage of the proposed commission to be paid:	Not applicable.
LBR 6004-1(c)(3)(I) A description of the estimated or possible tax consequences to the Estate, if known, and how any tax liability generated by the sale of the property will be paid:	The Trustee does not anticipate that there will be capital gains taxes on the proposed sale.
LBR 6004-1(c)(3)(J) Date which objection must be filed and served:	Objections, if any, must be filed and served 14 days prior to the Hearing Date (or by November 29, 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:

17701 Cowan Avenue, Suite 210, Bldg. D
Irvine, CA 92614

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)* 11/22/2023, 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:

Chad L Butler caecf@tblaw.com

Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com

Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com

Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com;shawsr91811@notify.bestcase.com

United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

Robert Whitmore (TR) rswtrustee@yahoo.com, rwhitmore@ecf.usdoj.gov Service information continued on attached page

Mandy Youngblood csbk@gmfinancial.com

2. SERVED BY UNITED STATES MAIL:

On *(date)* 11/22/2023, 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 *(date)* 11/22/2023, 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.

The Honorable Mark Houle, USBC, 3420 Twelfth Street, Riverside, CA 92501

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.

11/22/2023 Kerry A. Murphy
Date *Printed Name*

/s/Kerry A. Murphy
Signature

In re Joi Tamia Wyatt
USBC Case No. 6:22-bk-12080-MH

Debtor
Joi Tamia Wyatt
35200 Cathedral Canyon Dr, Unit 117
Cathedral City, CA 92234-8001

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

Robert Whitmore (TR)
3600 Lime St, Ste 616
Riverside, CA 92501-0933

Debtor's Counsel
Summer M Shaw
44-901 Village Court, Ste B
Palm Desert, CA 92260-3814

CREDITORS

Altura Credit Union
Attn: Agent for Service of Process
2847 Campus Parkway
Riverside, CA 92507-0906

Altura Credit Union
Attn: Officer, Director or Managing Agt
2847 Campus Parkway
Riverside, CA 92507-0906

Americredit Financial Services dba GM
Financial
PO Box 183853
Arlington, TX 76096-3853

AmeriCredit/GM Financial
Attn: Bankruptcy
PO Box 183853
Arlington, TX 76096-3853

AmeriCredit/GM Financial
PO Box 181145
Arlington, TX 76096-1145

Dovenmuehle Mortgage
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

Ameris Bank
Attn: Agent for Service of Process
482 Ocean View Drive
Vista, CA 92084-6116

Ameris Bank
Attn: Agent for Service of Process
CT Corporation System
330 N Brand Blvd, Ste 700
Glendale, CA 91203-2336

Ameris Bank
Attn: Officer, Director or Managing Agt
1301 Riverplace Blvd, Ste 2600
Jacksonville, FL 32207-9031

Ameris bank
Attn: Office, Director or Managing Agt
3490 Piedmont Rd, NE, Ste 1550
Atlanta, GA 30305-4800

Attorney General's Office
United States Dept of Justice
Ben Franklin Station
PO Box 683
Washington, DC 20044-0683

Canyon Shores Condo Association
35200 Cathedral Canyon Dr, #999
Cathedral City, CA 92234-7292

Canyon Shores Association
Attn: Agent for Service of Process
35200 Cathedral Canyon Dr, #136
Cathedral City, CA 92234-8002

Canyon Shores Condo Association
Attn: Officer, Director or Managing Agt
35200 Cathedral Canyon Dr, #135
Cathedral City, CA 92234-8002

Canyon Shores Condo Association
Attn: Officer, Director or Managing Agt
35200 Cathedral Canyon Dr, #148
Cathedral City, CA 92234-8002

Celtic Bank
Attn: Agent for Service of Process
9939 Hibert St, Ste 209
San Francisco, CA 94105

Celtic Bank
Attn: Bankruptcy
PO Box 4477
Beaverton, OR 97076-4401

Celtic Bank
Attn: Officer, Director or Managing Agt
268 South State St, Ste 300
Salt Lake City, UT 84111-5314

Celtic Bank
PO Box 4499
Beaverton, OR 97076-4499

JPMorgan Chase Bank, N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane Floor 01
Monroe, LA 71203-4774

Cherlyn Franklin
3932 Laurel Bend Court
Snellville, GA 30039-4138

Freedom Financial Asset Management
LLC
Attn: Bankruptcy Dept
PO Box 2340
Phoenix, AZ 85002-2340

Cross River Bank
2115 Linwood Avenue
Fort Lee, NJ 07024-5041

DSNB Macy's Citibank
1000 Technology Dr, MN 777
O'Fallon, MO 53368-2239

Department Stores National Bank
PO Box 6789
Sioux Falls, SD 57117-6789

Dovenmuehle Mortgage, Inc.
Attn: Agent for Service of Process
CT Corporation System
330 N Brand Blvd, Suite 700
Glendale, CA 91203-2336

Eisenhower Health
39000 Bob Hope Drive
Rancho Mirage, CA 92270-3202

Eisenhower Medical Center
Attn: Agent for Service of Process
39000 Bob Hope Drive
Rancho Mirage, CA 92270-3202

Freedom Financial Asset Management
Attn: Agent for Service of Process
CSC – Lawyers Inc Service
2710 Gateway Oaks Dr, Ste 150N
Sacramento, CA 95833-3502

GM Financial Company Inc.
Attn: Officer, Director or Managing Agt
801 Cherry Street, Ste 3500
Ft Worth, TX 76102-6834

GM Financial Services
Attn: Agent for Service of Process
Wilson & Wilson Tax Services, Inc.
5177 Richmond Avenue, #1245
Houston, TX 77056-6755

Gwinnett County Tax Commissioner
Attn: Tiffany P Porter
Gwinnett Justice & Admin Center
75 Langley Drive
Lawrenceville, GA 30046-6900

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

JPMorgan Chase Bank, N.A.
Attn: Agent for Service of Process
CT Corporation System
330 N Brand Blvd, Suite 700
Glendale, CA 91203-2336

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Mr. Cooper
350 Highland
Houston, TX 77009-6623

Mr. Cooper
Attn: Bankruptcy
PO Box 619098
Dallas, TX 75261-9098

Mr. Cooper
Lake Vista 4
800 State Highway 121 Bypass
Lewisville, TX 75067-4180

Mr. Cooper
PO Box 619094
Dallas, TX 75261-9094

Mr. Cooper
PO Box 619098
Dallas, TX 75261-9098

Nationstar Mortgage, LLC
Attn: Agent for Service of Process
CSC – Lawyers Inc Service
2710 Gateway Oaks Dr, Ste 150N
Sacramento, CA 95833-3502

Nationstar Mortgage, LLC
Attn: Officer, Director or Managing Agt
8950 Cypress Waters Blvd
Coppell, TX 75019-4620

Nationstar Mortgage, LLC
PO Box 619089
Dallas, TX 75261-9089

North American Company
Attn: Agent for Service of Process
CSC – Lawyers Inc Service
2710 Gateway Oaks Dr, Ste 150N
Sacramento, CA 95833-3502

North American Company
Attn: Officer, Director or Managing Agt
8300 Mills Civic Parkway
West Des Moines, IA 50266-3833

North American Company
PO Box 14432
Des Moines, IA 50306-3432

Renovate America: HERO Program
Attn: Agent for Service of Process
CT Corporation System
300 N Brand Blvd, Ste 700
Glendale, CA 91203-2304

Renovate America: HERO Program
Attn: Officer, Director or Managing Agt
16870 W Bernardo Dr, Suite 408
San Diego, CA 92127-1678

Renovate America: HERO Program
PO Box 270469
San Diego, CA 92198-2469

Riverside County Tax Collector
Attn: Matt Jennigs
PO Box 12005
Riverside, CA 92502-2205

Riverside County Tax Collector
Matt Jennings Treasurer Tax Collect
4080 Lemon St, 1st Floor
Riverside, CA 92501-3634

Spring Oaks Capital SPV, LLC
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

State of California
Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 9512-2952

United States Attorney's Office
Federal Bldg, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012-3336

CERTIFIED MAIL

Ameris Bank, successor by merger with Fidelity Bank
c/o Palmer Proctor, Jr., CEO
3490 Piedmont Road NE
Atlanta, GA 30305

FIRST CLASS MAIL

Gwinnett County Tax Commissioner
P.O. Box 829
Lawrenceville, GA 30046

VJ Fairley
Fairley Realty LLC
1509 Kelleys Close
Stone Mountain, GA 30088