

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Thomas H. Casey, SBN 138264 Law Office of Thomas H. Casey, Inc. 26400 La Alameda, Suite 210 Mission Viejo, CA 92691 Tel: (949) 766-8787 Fax: (949) 766-9896 TomCasey@tomcaseylaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Charles W. Daff, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: MAHMOUD SHEHADIE, Debtor(s).	CASE NO.: 6:22-bk-13541-WJ CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 11/07/2023	Time: 1:00 pm
Location: 3420 Twelfth Street, Courtroom 304, Riverside, California 92501	

Type of Sale: Public Private **Last date to file objections:** 10/24/2023

Description of property to be sold: Real property located at 1697 North Rocky Road, Upland, California
 See Trustee's Motion for order (1) authorizing the Trustee to sell real property free and clear of liens pursuant to 11 U.S.C. Section 363(b) and (f); (2) approving overbid procedures; (3) approving compensation of real estate broker; (4) authorizing distribution of sale proceeds including the conditional distribution of the exempt funds to the Debtor; and, (5) waiving 14 day stay imposed by FRBP 6004(h) ("Sale Motion")

Terms and conditions of sale: As-is, where-is, no warranties expressed or implied, no contingencies
 See Sale Motion; a copy of the Sale Motion may be obtained by contacting The Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 875,000.00

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): Initial overbid to exceed original offer by \$11,000.00 and subsequent bids in increments of \$1,000.00; see Sale Motion for full bidding procedures; deadline for submitting overbids is October 31, 2023 by 5:00 p.m.

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

Date: November 7, 2023
Time: 1:00 p.m.
Location: 3420 Twelfth Street
Courtroom 304
Riverside, CA 92501

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

Clarence Yoshikane
1400 Newport Center Drive, Suite 200
Newport Beach, California, 92660
Cell: (714) 606-5765
Email: clarence.yoshikane@gmail.com

Date: 10/12/2023

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:

26400 La Alameda, Suite 210, Mission Viejo, CA 92691

A true and correct copy of the foregoing document entitled (*specify*): **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*) **October 12, 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
- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Charles W Daff (TR) charleswdaff@gmail.com, c122@ecfbis.com
- Joseph C Delmotte ecfcacb@aldridgepите.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepите.com
- Marc C Forsythe kmurphy@goeforlaw.com, mforsythe@goeforlaw.com;dcyrankowski@goeforlaw.com
- Michael D Franco francolawfirm@hotmail.com, r58382@notify.bestcase.com
- Everett L Green everett.l.green@usdoj.gov
- Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- Rajiv Jain ecf@jainlawgroup.com, jainlawfirm@gmail.com
- Anthony G Lagomarsino attylago@gmail.com
- Lee S Raphael ecfcca@ecf.courtdrive.com, cmartin@pralc.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Reilly D Wilkinson rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com

Service information continued on attached page

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

On (*date*) **October 12, 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.

October 12, 2023	Kathy Driggers	
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.

SERVED BY US MAIL:

Interested Party

United States Bankruptcy Court
Attn: Hon. Wayne Johnson
3420 Twelfth Street, Suite 384
Riverside, CA 92501-3819

Debtor

Mahmoud Shehadie
1697 North Rocky Road
Upland, CA 91784-2500

Interested Parties

Clarence Yoshikane
Berkshire Hathaway
HomeServices California
Properties
1400 Newport Center Drive, Suite
200
Newport Beach, CA 92660

AmeriHome Mortgage
1 Baxter Way, Suite 300
Thousand Oaks, CA 91362-3888

San Bernardino Tax Collector
268 W. Hospitality Lane
San Bernardino, CA 92415

Creditors

AmeriHome Mortgage
1 Baxter Way, Suite 300
Thousand Oaks, CA 91362-3888

Andy Mikhail
c/o Kirk & Toberty
2201 Dupont Drive, Suite 820
Irvine, CA 92612-7508

Andy Mikhail
c/o Goe Forsythe & Hodges LLP
17701 Cowan, Suite 210
Irvine, CA 92614

Andy Mikhail
13437 Quail Run Road
Eastvale, CA 92880-9058

~~Bank of America
Attn: Bankruptcy
No 4-105-03-14
P.O. Box 26012
Greensboro, NC 27420
Not Deliverable as Addressed
Unable to Forward
Return to Sender~~

Bank of America
Corporate Center
100 North Tryon Street
Charlotte, NC 28255

Bank of America, N.A.
P.O. Box 31785
Tampa, FL 33631-3785

California Department of Tax and
Fee Administration
Collections Support Bureau, MIC:
55
P.O. Box 942879
Sacramento, CA 94279-0055

California Department of Tax and
Fee Administration
P.O. Box 942879
Sacramento, CA 94279-0055

Credit Collection Services
Attn: Bankruptcy
725 Canton Street
Norwood, MA 02062-2679

Drivrzfinanc
14131 Midway Road
Addison, TX 75001-3623

Emon Fazlollahi
25022 Footpath Lane
Laguna Niguel, CA 92677-6009

Hahn Fife & Company, LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101

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

Lendbuzz Funding, LLC
100 Summer Street, Suite 3150
Boston, MA 02110-2154

Midway Leasing
4751 Wilshire Blvd., Suite 120
Los Angeles, CA 90010-3838

Prosper Marketplace Inc.
Prosper Funding LLC
c/o Weinstein & Riley, PS
2001 Western Avenue, Suite 400
Seattle, WA 98121-3132

Rafael Jacobi
478 Arnaz Drive
Los Angeles, CA 90048-3913

Richard Fazlollahi
25022 Footpath Lane
Laguna Niguel, CA 92677-6009

State of California
Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Synchrony Bank/hhgregg
Attn: Bankruptcy
P.O. Box 965060
Orlando, FL 32896-5060

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