

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>GOLDEN GOODRICH LLP David M. Goodrich, State Bar No. 208675 dgoodrich@go2.law 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Richard A. Marshack</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: FARIBORZ ZANJANEE BABAEE AND MALIHE P. BABAEE,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:20-bk-10268-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 10/03/2023</p>	<p>Time: 11:00 am</p>
<p>Location: United States Bankruptcy Court, Courtroom 5B, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 09/19/2023

Description of property to be sold: All interests of the Trustee, the Debtors and the Estate in a judgment in the amount of \$753,674.60 obtained by the Debtors pre-petition against Moisture Warranty Corporation.

Terms and conditions of sale: Subject to overbid. Buyer will pay and cause to be paid to Trustee, for the benefit of the Estate, sixty percent (60%) of all gross proceeds and recoveries of any kind paid to or for the benefit of Buyer. Sale is subject to Bankruptcy Court approval. Other terms and conditions apply. See motion on file with the Clerk of Court and attached notice of hearing.

Proposed sale price: _____

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: more than 60% of all gross proceeds and recoveries of any kind paid to or for the benefit of Buyer; incremental bid: at least five percent (5%) higher than the prior bid. See attached overbid procedures.

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

Sale Date: October 3, 2023 at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Santa Ana Division

411 West Fourth Street, Courtroom 5B

Santa Ana, CA 92701

(hearing will be held conducted remotely using ZoomGov audio and video)

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

David M. Goodrich

dgoodrich@go2.law

GOLDEN GOODRICH LLP

3070 Bristol Street, Suite 640

Costa Mesa, California 92626

Telephone 714-966-1000

Facsimile 714-966-1002

Date: 09/12/2023

Overbid Procedures - Case No. 8:20-bk-10268-TA

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

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid more than sixty percent (60%) of all gross proceeds and recoveries of any kind paid to or for the benefit of Buyer;
 - 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 Agreement attached to the Motion as Exhibit 1;
 - c. The written offer must be delivered to Trustee's counsel (at the address shown in the upper left hand corner of the first page of the Motion) by no later than 4:00 p.m., Pacific Standard Time, two days before the hearing on the Motion ("Overbid Deadline"). In his absolute and sole discretion, Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.
2. At the hearing on the Motion, only Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
3. Any incremental bid in the bidding process shall be at least five percent (5%) higher than the prior bid.
4. At the hearing on the Motion and upon conclusion of the bidding process, 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."

1 David M. Goodrich, State Bar No. 208675
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2 **GOLDEN GOODRICH LLP**
3070 Bristol Street, Suite 640
3 Costa Mesa, California 92626
Telephone 714-966-1000
4 Facsimile 714-966-1002
5 Counsel for
6 Richard A. Marshack, Chapter 7 Trustee

7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

10 In re

11 FARIBORZ ZANJANEE BABAEE AND
MALIHE P. BABAEE,

12 Debtors.

Case No. 8:20-bk-10268-TA

Chapter 7

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

- 13 (1) **APPROVING AGREEMENT FOR
PURCHASE, SALE AND ASSIGNMENT
OF A JUDGMENT;**
- 14 (2) **AUTHORIZING SALE, TRANSFER AND
ASSIGNMENT OF THE ESTATE'S
INTEREST IN A JUDGMENT
PURSUANT TO 11 U.S.C. § 363(b);**
- 15 (3) **APPROVING OVERBID
PROCEDURES; AND**
- 16 (4) **APPROVING BUYER AND
SUCCESSFUL BIDDER AS GOOD-
FAITH PURCHASER PURSUANT TO
17 11 U.S.C. § 363(m)**

Remote Hearing:

18 **DATE: October 3, 2023**

19 **TIME: 11:00 a.m.**

20 **PLACE: Courtroom 5B/Via ZoomGov
21 411 West Fourth Street
22 Santa Ana, California 92701**

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 October 3, 2023 at 11:00 a.m., or as soon
5 thereafter as the matter may be heard, the Court will conduct a hearing ("Hearing") in the
6 above-captioned Court on the *Chapter 7 Trustee's Motion for Order: (1) Approving*
7 *Agreement for Purchase, Sale and Assignment of a Judgment; (2) Authorizing Sale,*
8 *Transfer and Assignment of Estate's Interest in a Judgment Pursuant 11 U.S.C. § 363(b);*
9 *(3) Approving Overbid Procedures; and (4) Approving Buyer and Successful Bidder as*
10 *Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m)* ("Motion")¹ filed by Richard A.
11 Marshack, the duly qualified, appointed, and acting Chapter 7 Trustee ("Trustee") of the
12 bankruptcy estate ("Estate") of the above-captioned Debtors ("Debtors").

13 PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an
14 order approving the sale, transfer and assignment of the interests of Trustee, Debtors and
15 the Estate in a judgment in the amount of \$753,674.60 ("Judgment") obtained by the
16 Debtors pre-petition against Moisture Warranty Corporation ("MWC"), for a purchase price
17 of sixty percent (60%) of all gross proceeds and recoveries made on account of the
18 Judgment, subject to overbids, on the terms and conditions stated in the *Agreement for*
19 *Purchase, Sale and Assignment of Judgment* ("Agreement") attached to the Motion as
20 Exhibit 1, and incorporated herein by reference, to Howard, Stallings, From, Atkins,
21 Angell & Davis, P.A. ("Buyer")² for a purchase price of sixty percent (60%) of all gross
22

23 ¹ Capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

24 ² On June 26, 2020, Trustee filed an *Application by Chapter 7 Trustee to Employ Howard, Stallings,*
25 *From, Atkins, Angell & Davis, P.A. as Special Collection Counsel* ("Employment Application") to pursue post-
26 judgment collections against MWC. See dkt. 53. The Employment Application was approved by order
27 entered July 27, 2020. See dkt. 58. The terms of employment of Howard, Stallings, From, Atkins, Angell &
28 Davis, P.A. ("Special Counsel"), provide for Special Counsel to receive a contingency fee of 25% of any
recovery obtained from the collection of the Judgment up to \$426,232.00 then 40% of any collections in
excess of \$426,232, plus reimbursement of costs (together, "Contingency Fee"). To date, no amounts have
been collected on the Judgment.

1 proceeds and recoveries made on account of the Judgment, or to any person or entity
2 who appears at the Hearing on the Motion and submits a higher acceptable bid in
3 accordance with the Trustee's proposed overbid procedures.

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

10 **PLEASE TAKE FURTHER NOTICE** that to the extent there is any tax liability to the
11 Estate from an eventual recovery on the Judgment, the Trustee is authorized to pay such
12 taxes from the net sale proceeds.

13 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the
14 Trustee proposes the following **OVERBID PROCEDURES** for the purchase of the
15 Property:

16 **PROPOSED OVERBID PROCEDURES**

17 The proposed sale to the Buyer is subject to approval of the United States
18 Bankruptcy Court and to qualified overbids. The Buyer has offered to purchase the
19 Judgment for sixty percent (60%) of all gross proceeds and recoveries made on account
20 of the Judgment. As noted above, however, the sale of the Property is subject to overbid
21 pursuant to the following proposed overbid procedures ("Overbid Procedures"):

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

- 24 1. Qualifying bidders ("Qualifying Bidder") shall:
- 25 a. Bid more than sixty percent (60%) of all gross proceeds and
26 recoveries of any kind paid to or for the benefit of Buyer;
- 27
- 28

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Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

1 b. Set forth in writing the terms and conditions of the offer that are
2 at least as favorable to the Trustee as those set forth in the Agreement
3 attached to the Motion as **Exhibit 1**;

4 c. The written offer must be delivered to Trustee's counsel (at the
5 address shown in the upper left hand corner of the first page of the Motion)
6 by no later than **4:00 p.m.**, Pacific Standard Time, two days before the
7 hearing on the Motion ("Overbid Deadline"). In his absolute and sole
8 discretion, Trustee shall have the right to accept additional overbids
9 submitted prior to the hearing but after the Overbid Deadline.

10 2. At the hearing on the Motion, only Buyer and any party who is
11 deemed a Qualifying Bidder shall be entitled to bid.

12 3. Any incremental bid in the bidding process shall be at least five
13 percent (5%) higher than the prior bid.

14 4. At the hearing on the Motion and upon conclusion of the bidding
15 process, Trustee shall decide, subject to Court approval, which of the bids is the
16 best bid, and such bid shall be deemed to be the "Successful Bid."

17 **PLEASE TAKE FURTHER NOTICE** that the Motion is made pursuant to 11 U.S.C.
18 § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds
19 that, based on the Trustee's sound business justification, the Trustee believes the sale of
20 the Judgment as set forth herein is in the best interests of the Estate. Trustee has
21 received no other offer for the Judgment. By assigning the Judgment to Buyer, Buyer will
22 bear the risk of non-recovery on the Judgment. The Estate, on the other hand, will avoid
23 the risk, costs and delay associated with attempting to collect the Judgment but will still
24 benefit from any potential recovery on the Judgment. In addition, the Agreement will
25 enable Trustee to finalize his administration and close the Case. In the event of any
26 recovery on the Judgment, Trustee will reopen the Case for further administration.

27 **PLEASE TAKE FURTHER NOTICE** that any response to the Motion must conform
28 with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less

1 than 14 days prior to the above hearing date, and must be served no less than 14 days
2 prior to the above hearing date on the Trustee's counsel at the address noted in the top
3 left corner of the first page of this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h),
4 the failure to timely file and serve an opposition to the Motion may be deemed by the
5 Court to be consent to the relief requested in the Motion.

6 **PLEASE TAKE FURTHER NOTICE** that the hearing will be conducted remotely
7 using ZoomGov audio and video. ZoomGov connection information is posted on Judge
8 Albert's public calendar at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=TA>.

9 Dated: September 12, 2023 GOLDEN GOODRICH LLP

10
11 By: /s/ David M. Goodrich
12 DAVID M. GOODRICH
13 General Counsel for Chapter 7 Trustee
14 Richard A. Marshack
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27
28

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Costa Mesa, California 92626
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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:

3070 Bristol Street, Suite 640, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON CHAPTER 7 TRUSTEE'S MOTION FOR ORDER: (1) APPROVING AGREEMENT FOR PURCHASE, SALE AND ASSIGNMENT OF A JUDGMENT; (2) AUTHORIZING SALE, TRANSFER AND ASSIGNMENT OF THE ESTATE'S INTEREST IN A JUDGMENT PURSUANT TO 11 U.S.C. § 363(B); (3) APPROVING OVERBID PROCEDURES; AND (4) APPROVING BUYER AND SUCCESSFUL BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(M)** 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 indicated 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*) **September 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

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

James B. Angell Served via e-mail at: JAngell@hsfh.com

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.

September 12, 2023
Date

David M. Fitzgerald
Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

David M Goodrich dgoodrich@go2.law, kadele@go2.law;dfitzgerald@go2.law;wggllp@ecf.courtdrive.com
Sonja Hourany sonja.hourany@quinngroup.net,
kadele@wggllp.com;lbracken@wggllp.com;shourany@ecf.courtdrive.com
Lance N Jurich ljurich@loeb.com, pmatsuda@loeb.com;ladocket@loeb.com;ljurich@ecf.courtdrive.com
Christopher J Langley chris@slclawoffice.com,
omar@slclawoffice.com;langleycr75251@notify.bestcase.com;ecf123@casedriver.com
George C Lazar - INACTIVE - glazar@foxjohns.com
Richard A Marshack (TR) pkraus@marshackhays.com,
rmarshack@iq7technology.com;ecf.alert+Marshack@titlexi.com
Donald W Reid don@donreidlaw.com, ecf@donreidlaw.com
Avi Schild bk@atlasacq.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Robert P Zahradka rzahradka@nationalfunding.com

SERVED BY UNITED STATES MAIL:

Fariborz Zanjane Babae
Malihe P. Babae
508 Westminster Ave.
Newport Beach, CA 92663
DEBTORS

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

James B. Angell
Howard, Stallings, From, Atkins, Angell & Davis, P.A.
5410 Trinity Road, Suite 210
Raleigh, NC 27607

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

Clarence Yoshikane
840 Newport Center Dr, Ste 100
Newport Beach, CA 92660

DUPLICATE

US Securities and Exchange Commission
Attn: Bankruptcy Counsel
444 South Flower Street, Suite 900
Los Angeles, CA 90071-9591

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

DUPLICATE

Ally Financial
Attn: Bankruptcy
PO Box 380901
Bloomington, MN 55438

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

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~~Ally Financial
Attn: Bankruptcy
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Bloomington, MN 55438~~
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Amex
Correspondence/Bankruptcy
PO Box 981540
El Paso, TX 79998

American Express
PO Box 0001
Los Angeles, CA 90096-0001

Amex
~~Correspondence/Bankruptcy
PO Box 981540
El Paso, TX 79998~~
DUPLICATE

ARS National Services, Inc.
PO Box 469100
Escondido, CA 92046

Branch Banking & Trust Company
Dinsmore & Shohl LLP
655 W. Broadway Ste 800
San Diego, CA 92101

~~Atlas Acquisitions LLC
492C Cedar Lane Ste
442 Teaneck, NJ 07666
SERVED VIA NEF~~

~~Branch Banking & Trust Company
Dinsmore & Shohl LLP
655 W. Broadway Ste 800
San Diego, CA 92101~~

~~Atlas Acquisitions LLC
294 Union St.
Hackensack, NJ 07601
SERVED VIA NEF~~

DUPLICATE

Bank of America
4909 Savarese Circle
F11-908-01-50
Tampa, FL 33634

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

Bank of America
PO Box 982238
El Paso, TX 79998-2238

Chase Card Services
Attn: Bankruptcy
PO Box 15298
Wilmington, DE 19850

~~Bank of America
4909 Savarese Circle
F11-908-01-50
Tampa, FL 33634~~

~~Chase Card Services
Attn: Bankruptcy
PO Box 15298
Wilmington, DE 19850~~
DUPLICATE

DUPLICATE

Bank of America, N.A.
PO Box 982284
El Paso, TX 79998-2238

Christopher J. Langley
Law Offices of Langley & Chang
4158 14th St.
Riverside, CA 92501
SERVED VIA NEF

~~Bank of America
PO Box 982238
El Paso, TX 79998-2238~~
DUPLICATE

~~Citibank
PO Box 6077
Sioux Falls, SD
ADDRESS INCOMPLETE~~

BB&T now Truist, Bankruptcy Section
100-50-01-51
P.O. Box 1847
Wilson, NC 27894

~~Citibank
PO Box 6077
Sioux Falls, SD 57117~~

Bloomington's
PO Box 78008
Phoenix, AZ 85062-8008

~~City National Bank
C/o Lance Jurich Loeb & Loeb LLP
10100 Santa Monica Blvd., Suite 2200
Los Angeles, CA 90067
SERVED VIA NEF~~

Comerica Bank
P.o. Box 71203
Philadelphia, PA 19176-6203

(p)Discover Financial Services LLC
PO Box 3025
New Albany, OH 43054-3025

~~Comerica Bank
P.o. Box 71203
Philadelphia, PA 19176~~
DUPLICATE

~~Discover Financial
Attn: Bankruptcy Department
Po Box 15316
Wilmington, DE 19850~~
SERVED PREFERRED ADDRESS

Comerica Bank
P.O. Box 75000, MC 7240
Detroit, MI 48275

~~Discover Financial
Attn: Bankruptcy Department
Po Box 15316
Wilmington, DE 19850~~
DUPLICATE

Cor3 Telemed LLC
508 Westminster Ave.
Newport Beach, CA 92663-4219

~~Donald W Reid
Law Office of Donald W. Reid
PO Box 2227
Fallbrook, CA 92088~~
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~~Cor3 Telemed LLC
508 Westminster Ave.
Newport Beach, CA 92663~~
DUPLICATE

County of Orange
P.O. Box 4515
Santa Ana, CA 92702-4515

(p)DSNB Macy S
Citibank
1000 Technology Drive, MS 777
O'Fallon, MO 63368-2222

Credit One Bank
Attn: Bankruptcy Department
PO Box 98873
Las Vegas, NV 89193-8873

Employment Development Department
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280-0001

~~Credit One Bank
Attn: Bankruptcy Department
PO Box 98873
Las Vegas, NV 89193~~
DUPLICATE

~~First Choice
UNDELIVERABLE/INCOMPLETE~~

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

First Choice Bank
17785 Center Court Dr., N, Suite 750
Cerritos, CA 90703

Department Stores National Bank
c/o Quantum3 Group LLC
PO Box 657
Kirkland, WA 98083-0657

First National Bank of Omaha
c/o BQ & Associates, P.C., L.L.O.
14211 Arbor St, Ste 100
Omaha, NE 68144

Franchise Tax Board
Business Entity Bankruptcy MS A345
PO Box 2952
Sacramento, CA 95812

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

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

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

~~Franchise Tax Board
Business Entity Bankruptcy MS A345
PO Box 2952
Sacramento, 95812~~
DUPLICATE

Macy's American Express Account
PO Box 9001108
Louisville, KY 40290-1108

(p) Mercedes Benz Financial Services
14327 Heritage Pkwy, #400
Ft Worth, TX 76177-3300

~~Infibank
No longer open as Infibank
Omaha, NE 68103~~
INCOMPLETE ADDRESS

~~Mercedes Benz Financial
36455 Corporate Dr
Farmington Hills, MI 48331~~
SERVED PREFERRED ADDRESS

~~Infibank
No longer open as Infibank
Omaha, NE 68103~~
DUPLICATE

~~Mercedes Benz Financial
36455 Corporate Dr
Farmington Hills, MI 48331~~
DUPLICATE

INTERNAL REVENUE SERVICE
PO BOX 7346
Philadelphia, PA 19101

National Credit Partners
1551 N. Tustin Ave. #190
Santa Ana, CA 92705-8639

~~INTERNAL REVENUE SERVICE
PO BOX 7346
Philadelphia, 19101~~
DUPLICATE

~~National Credit Partners
1551 N. Tustin Ave. /190
Santa Ana, CA 92705~~
DUPLICATE

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

Neiman Marcus
PO Box 5235
Carol Stream, IL 60197

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz & Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

Orange County Treasurer
PO Box 1438
Santa Ana, CA 92702-1438

(p) Portfolio Recovery Associates LLC
PO Box 41067
Norfolk, VA 23541-1067

~~Portfolio Recovery Associates, LLC
c/o Neiman Marcus
POB 41067
Norfolk VA 23541~~
SERVED PREFERRED ADDRESS

Prosper Funding LLC
221 Main Street, Suite 300
San Francisco, CA 94105-

~~Prosper Funding LLC
221 Main Street, Suite 300
San Francisco, CA 94105~~
DUPLICATE

PYOD, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602

Quantum3 Group LLC as agent for
Velocity Investments LLC
PO Box 788
Kirkland, WA 98083-0788

Quantum3 Group LLC as agent for
Comenity Bank
PO Box 788
Kirkland, WA 98083-0788

~~Quantum3 Group LLC as agent for
Comenity Capital Bank
PO Box 788
Kirkland, WA 98083-0788~~
DUPLICATE

Rise Credit
PO Box 679900
Dallas, TX 75267

~~Richard A Marshack (TR)
Marshack Hays LLP
870 Roosevelt
Irvine, CA 92620~~
SERVED VIA NEF

Shellpoint Mortgage Servicing
Attn: Bankruptcy
Po Box 10826
Greenville, SC 29603

State Board of Equalization
Account Information Group, MIC: 29
PO Box 942879
Sacramento, CA 94279-0029

Synco/Phillips 66
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896

Synco/Phillips 66
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896

Synchrony Bank
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk VA 23541-1021

Synchrony Bank Care Credit
PO Box 960061
Orlando, FL 32896-0061

(p) TD Banknorth NA
70 Gray Road
Falmouth, ME 04105-2299

~~TD Card Services
PO Box 84037
Columbus, GA 31908-4037~~
SERVED PREFERRED ADDRESS

The Kabbage
925B Peachtree Street NE
Suite 1688
Atlanta, GA 30309-3918

The Kabbage
9258 Peachtree Street NE Suite 1688
Atlanta, GA 30309

(p) US Bank
PO Box 5229
Cincinnati, OH 45201-5229

~~US Bank~~
~~4325 17th Ave. S~~
~~Fargo, ND 58125~~
SERVED PREFERRED ADDRESS

~~US Bank N.A.~~
~~PO Box 2188~~
~~Oshkosh, WI 54903~~
SERVED PREFERRED ADDRESS

~~United States Trustee (SA)~~
~~411 W Fourth St., Suite 7160~~
~~Santa Ana, CA 92701-4593~~
SERVED VIA NEF

Valley Economic Development Center,
c/o Levene, Neale, Bender Yoo & Bri
10250 Constellation Blvd. Ste 1700
Los Angeles, CA 90067

VEDC Trust as successor to
Valley Economic Develop
10250 Constellation Blvd, Suite 1700
Los Angeles, CA 90067-6253

Victoria's Secret
PO Box 659728
San Antonio TX 78265

Wilmington Savings Fund Society, FSB,
Dbas Tiffany and Bosco P.A.
1455 Frazee Road, Suite 820
San Diego, CA 92108-4395

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:

3070 Bristol Street, Suite 640, Costa Mesa, California 92626

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 indicated 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*) **September 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, 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.

September 12, 2023
Date

David M. Fitzgerald
Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

David M Goodrich dgoodrich@go2.law, kadele@go2.law;dfitzgerald@go2.law;wgllp@ecf.courtdrive.com
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Robert P Zahradka rzahradka@nationalfunding.com