

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  WILLIAM G. MALCOLM, #129271 NATHAN F. SMITH, #264635 MALCOLM ♦ CISNEROS, A Law Corporation 2112 Business Center Drive Irvine, CA 92612 Phone: (949) 252-9400 Fax: (949) 252-1032 Email: bill@mclaw.org; nathan@mclaw.org  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, A. Cisneros	FOR COURT USE ONLY
---	--------------------

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

In re: STONEBRIDGE VENTURES, LLC,          Debtor(s).	CASE NO.: 8:22-bk-11556-TA CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
--	---

<b>Sale Date:</b> 11/05/2024	<b>Time:</b> 11:00 am
<b>Location:</b> 411 West Fourth Street, Santa Ana CA 92701, Via Zoom Teleconference	

**Type of Sale:**  Public  Private      **Last date to file objections:** 10/22/2024

**Description of property to be sold:**  
 4 Makena Lane, Rancho Mirage, California 92270 – Assessor’s Parcel Number 682-031-004

**Terms and conditions of sale:**  
 “As is - where as”; Closing not later than thirty (30) days after Bankruptcy Court approval of the sale; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

**Proposed sale price:** \$ 1,400,000.00

**Overbid procedure (if any):**

See Exhibit "1"

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

Hearing Date: November 5, 2024  
Time: 11:00 am  
Place: Via Zoom Teleconference  
U.S. Bankruptcy Court  
411 West Fourth Street  
Santa Ana CA 92501

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

Brian Thompson  
Winterstone Real Estate and Development  
23792 Rockfield Blvd. STE 101  
Lake Forest, CA 92630  
Phone# 949-981-9120  
e-mail: briant@winterstonerealestate.com; brianthompsonre@gmail.com

Date: 10/14/2024

1. In order to obtain the highest and best offer for the benefit of creditors of the Estate, Trustee proposes that the following overbid procedures be approved. Notice is being provided of the opportunity for overbidding to all interested parties in this matter.

- a. Only Qualified Bidders may submit an overbid. A "Qualified Bidder" is one who provides a financial statement, credit report, and such business and banking references as are required in Trustee's reasonable discretion, sufficient to assure Trustee of the bidder's ability (based on availability of financing, experience or other conditions) to consummate the purchase of the Property, and one who can consummate the purchase of the Property on the same terms and conditions, other than price, as those proposed in the Offer.
- b. Each bid must be received by Trustee and his counsel no later than 2 business days prior to the hearing.
- c. The initial overbid must exceed the Offer by a minimum of \$10,000. Therefore, the first overbid must be at least \$1,410,000. Each subsequent bid must then be in increments of at least \$5,000.
- d. Each bid must be non-contingent, and on the same terms and conditions, other than price, as those proposed in the Purchase Agreement.
- e. Each bidder must match all terms and conditions of the Offer. Thus, an "earnest money" deposit of at least \$42,000 must be made. Said deposit must be received by Trustee at 3403 10<sup>th</sup> Street, Suite 714, Riverside, California 92501 by no later than 2 business days prior to the hearing date. Said deposit must be in the form of a cashier's check or certified check.
- f. Should a bidder fail to timely close escrow, the \$42,000 deposit is non-refundable. However, in the event that an overbidder becomes the successful purchaser, Buyers' deposit will be returned to them.
- g. In the event there are no overbids received by Trustee, Buyers shall, subject to Court approval, be deemed the successful bidders, and the Estate's right,

## 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:  
2112 Business Center Drive, 2nd Floor, Irvine, CA 92612

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)* 10/14/2024, 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:

OFFICE OF U.S. TRUSTEE: United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

CHAPTER 7 TRUSTEE: Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@iq7technology.com;  
ecf.alert+Cisneros@titlexi.com

CHAPTER 7 TRUSTEE: Arturo Cisneros (TR) acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com

Service information continued on attached page

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

On *(date)* 10/14/2024, 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.

DEBTOR: Stonebridge Ventures, LLC, 15 Corporate Plaza Drive, Suite 200, Newport Beach, CA 92660

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.

10/14/2024  
*Date*

Diep Quach  
*Printed Name*

/s/ Diep Quach  
*Signature*

**SECTION 1 CONT.**

NOTICE: Robert M Aronson robert@aronsonlawgroup.com, info@aronsonlawgroup.com; robert@ecf.inforuptcy.com; r55297@notify.bestcase.com  
NOTICE: James C Bastian jbastian@shulmanbastian.com  
NOTICE: Arturo Cisneros arturo@mclaw.org, CACD\_ECF@mclaw.org  
NOTICE: Ethan Friedman ethan.friedman@fnf.com  
NOTICE: Nicholas W Gebelt ngebelt@goodbye2debt.com  
NOTICE: Michael J Hauser michael.hauser@usdoj.gov  
NOTICE: Christopher Hewitt hewittesq@yahoo.com, 5063741420@filings.docketbird.com  
NOTICE: Rika Kido rkido@shulmanbastian.com, avernnon@shulmanbastian.com  
NOTICE: Zi Chao Lin zi.lin@tuckerellis.com, kristin.mccarthy@tuckerellis.com; thomas.fawkes@tuckerellis.com; jason.ben@tuckerellis.com; Motunrayo.Akinmurele@tuckerellis.com  
NOTICE: William Malcolm bill@mclaw.org, cvalenzuela@mclaw.org  
NOTICE: Richard A Marshack rmarshack@marshackhays.com, lbuchananmh@ecf.courtdrive.com; rmarshack@ecf.courtdrive.com; alinares@ecf.courtdrive.com  
NOTICE: W. Derek May wdmlaw17@gmail.com, r48266@notify.bestcase.com  
NOTICE: David W. Meadows david@davidwmeadowslaw.com  
NOTICE: Thomas J Polis tom@polis-law.com, paralegal@polis-law.com; r59042@notify.bestcase.com  
NOTICE: Hamid R Rafatjoo hrafatjoo@raineslaw.com, bclark@raineslaw.com, jfisher@raineslaw.com  
NOTICE: Lee S Raphael ecfcca@ecf.courtdrive.com, cmartin@pralc.com  
NOTICE: Timothy M Ryan tryan@theyanfirm.com, ecf@theyanfirm.com  
NOTICE: Allan D Sarver ADS@asarverlaw.com  
NOTICE: Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com; shawsr91811@notify.bestcase.com  
NOTICE: Nathan F Smith nathan@mclaw.org, CACD\_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com; cvalenzuela@mclaw.org  
NOTICE: Michael G Spector mgspector@aol.com, mgslawoffice@aol.com  
NOTICE: Diana Torres-Brito dtorres-brito@pralc.com, ecfcca@ecf.courtdrive.com  
NOTICE: Christopher P. Walker cwalker@cpwalkerlaw.com, lhines@cpwalkerlaw.com; r57253@notify.bestcase.com

**SECTION 2 CONT.**

AB Capital, LFD, Inc.  
~~15 Corporate Plaza, Suite 200~~  
~~Ryan Young~~  
~~Newport Beach, CA 92260~~

Forward to:  
870 Roosevelt  
Irvine CA 92620-3663

Motunrayo D Akinmurele  
Tucker Ellis LLP  
515 South Flower Street  
Forty-Second Floor  
Los Angeles, CA 90071

Brentwood Finance Company, LLC  
15 Corporate Plaza, Suite 200  
Ryan Young  
Newport Beach, CA 92260

Joseph Colangelo  
15 Corporate Plaza, Suite 200  
Ryan Young  
Newport Beach, CA 92260

Shaw & Hanover, PC  
~~42-600 Cook Street, Suite 210~~  
~~Palm Desert, CA 92211~~  
07.22.2024 – forward to  
44901 Village Court Ste B  
Palm Desert CA 92260-3814

Brian Thompson  
Winterstone Real Estate Development  
23792 Rockfield Blvd., Ste. 101  
Lake Forest, CA 92630

**SECTION 2 CONT.**

Alisa Arkenberg  
7933 E. Baker Drive  
Scottsdale, AZ 85266

Cory Sottek  
640 Altamira Court  
Vista, CA 92081

Jaclyn Maduff  
2128 Duxbury Circle  
Los Angeles, CA 90034

JloanCo, Inc.  
Attn: Officer, Director or Managing Agent  
3780 King Ranch Road  
Ukiah, CA 95482

Koonce Family Enterprise, LP  
Barbara Holt, Advisor  
517 E. Calle Laureles  
Santa Barbara, CA 93105

Las Palmas Group Retirement Trust  
Barry Nisen, Tru/tee  
PO Box 90202  
Santa Barbara, CA 93190

Linda T. Seckler-Rufkahr, Trustee of  
The Rufkahr Family Trust  
31661 Haute Court  
Winchester, CA 92596

Mainstar Trust Custodian FBO  
Richard W. Walker IRA  
18124 Wedge Parkway, #530  
Reno, NV 89511

Marc Treitler, Trustee of the  
Treitler Family Trust  
9950 Scripps Lake Drive, #101  
San Diego, CA 92131

Mario Melillo  
1300 Adams Ave, #28A  
Costa Mesa CA 92626

Noreen Kennedy, Trustee of the  
Noreen Kay Kennedy Separate Prop Tr  
3504 N. Sundown Lane  
Oceanside CA 92056

Riverside County Tax Collector  
Adelina Abril  
4080 Lemon St, 4th Floor  
Riverside CA 92501

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