

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  STEVEN T. GUBNER - Bar No. 156593 JESSICA BAGDANOV - Bar No. 281020 JESSICA WELLINGTON - Bar. No. 324477 BG LAW LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: sgsubner@bg.law jbagdanov@bg.law jwellington@bg.law  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: OWNER MANAGEMENT SERVICE, LLC; OMS, LLC dba in California as OMS GLOBAL, LLC, f/k/a RAMSFIRE GLOBAL, LLC; RAMSFIRE EQUITY PARTNERS, INC.; WESTSIDE SERVICING COMPANY; CD-04, INC.; CREATIVE GROUP RESOURCE, LLC; DOROTHY MATSUBA; THOMAS MATSUBA; and, JAMIE MATSUBA,  Debtor(s).	CASE NO.: 1:12-bk-10231-MT CHAPTER: 7  <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 11/13/2023	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:**  Public  Private      **Last date to file objections:** 10/30/2023

**Description of property to be sold:**  
 Residential real property located at 24438 Leonard Tree Lane #102, Santa Clarita, California 91321.

**Terms and conditions of sale:**  
 Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$420,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$12,300.00, plus proof of financial worthiness to close sale, payable to "David Seror, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

**Proposed sale price:** \$ 410,000.00

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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):**

Minimum overbid of \$420,000.00; \$5,000 minimum increments thereafter. Deposit of \$12,300.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

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

November 13, 2023 at 11:00 a.m. in Courtroom 302, United States Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367 via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1613053794>

Meeting ID: 161 305 3794

Password: 271222

Telephone: 1-669-254-5252 OR 1-646-828-7666

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

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Jessica S. Wellington

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Date: 10/23/2023