

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>David M. Goodrich dgoodrich@go2.law 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002</p> <p>Chapter 11 Trustee</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re: LINDA EZOR SWARZMAN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:23-bk-10270-VK CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 02/22/2024</p>	<p>Time: 1:30 pm</p>
<p>Location: United States Bankruptcy Court, Courtroom 301, 21041 Burbank Blvd., Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 02/08/2024

Description of property to be sold: All the Estate's right, title and interest in real property located at 1714 25th Street, Galveston, Texas 77550.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$103,000.00 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply. See attached notice of hearing and the motion which is on file with the Clerk of Court.

Proposed sale price: \$ 1,020,000.00

Overbid procedure (if any): Overbid increments: \$10,000.00 initial / \$10,000.00 thereafter. \$103,000.00 earnest money deposit.

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

Sale Date: February 22, 2024 at 1:30 p.m.

Location

United States Bankruptcy Court

Central District of California, San Fernando Valley Division

21041 Burbank Blvd., Courtroom 301

Woodland Hills, CA 91367

Parties may appear at the hearing in-person (in Courtroom 301), by ZoomGov video or ZoomGov audio, or by telephone. ZoomGov connection information is posted on Judge Kaufman's public calendar at:

<http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=VK> Click on the "Select Judge" tab on the upper left side of the screen

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

David M. Goodrich, Chapter 11 Trustee

3070 Bristol Street, Suite 640

Costa Mesa, California 92626

714-966-1000 tel; 714-966-1002 fax

dgoodrich@go2.law

Kimberly Gaido

Sand N Sea Properties, LLC

409-797-5500

kimberlygaido@sandnsea.com

Date: 02/01/2024

Overbid Procedures - Case No. 1:23-bk-10270-VK

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

Any party wishing to bid on the Property ("Overbidder") shall advise the Trustee of their intent to bid on the Property and the amount of their overbid (which must be at least \$1,030,000.00) ("Initial Overbid"), by no later than 12:00 p.m., PDT, two business days before the hearing on the motion ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline. Any Overbids subsequent to the Initial Overbid of \$1,030,000.00 will be in additional increments of not less than \$10,000.00.

Any Overbidder shall provide the Trustee with a cashier's check, payable to "David M. Goodrich, Chapter 11 Trustee of the Bankruptcy Estate of Linda Ezor Swarzman" in the amount of \$103,000.00 ("Deposit"). The Deposit must be received by the Trustee (whose name and address is set forth on the upper left corner of the first page of this Motion) by no later than the Overbid Deadline.

In the event of any Overbid, the \$103,000.00 deposit from the Buyer or successful Overbidder shall serve as the Deposit for the Buyer or any successful Overbidder. The party that is not deemed the "Winning Bidder," at that phrase is defined below, shall have its deposit refunded.

Any Overbidder must provide the Trustee with evidence of the proposed Overbidder's financial ability to pay the full amount of the Overbid so that such evidence is received by the Trustee no later than the Overbid Deadline.

All parties who have submitted timely bids and otherwise satisfied the foregoing requirements will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to increase their bid. The Initial Overbid will be in the amount of \$1,030,000.00 and any subsequent overbids will be in increments of \$10,000.00.

The Trustee will request authority to sell the Property to the bidder with the highest Overbid ("Winning Bidder"), and for authority to sell the Property to the next highest bidder if the Winning Bidder fails to perform. To be considered the "highest overbid," any overbid must be on the same terms and conditions as the Purchase Agreement.

Parties wishing to bid on the Property at the Sale hearing may appear by telephone or, if applicable, Zoom. Parties are advised to check the Court's hearing procedures.

The Winning Bidder's Deposit shall be applied toward the total purchase price. The Winning Bidder must tender the balance of the total purchase price to the Trustee via cashier's check within fourteen (14) calendar days following entry of the order approving the Sale of the Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to the Trustee.

Any Overbidder's tender of the Deposit to the Trustee shall serve as that Overbidder's agreement with these proposed Overbid Procedures and the terms of sale of the Property set forth in the Motion.

1 David M. Goodrich
2 *dgoodrich@go2.law*
3 3070 Bristol Street, Suite 640
4 Costa Mesa, CA 92626
5 Telephone: (714) 966-1000

6 Chapter 11 Trustee

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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA, SAN FERNANDO VALLEY DIVISION

In re:
LINDA EZOR SWARZMAN,

Debtor.

Case No. 1:23-bk-10270-VK
Chapter 11

NOTICE OF HEARING ON MOTION FOR ORDER: (1) AUTHORIZING SALE OF 1714 25TH STREET, GALVESTON, TEXAS 77550, FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f); (2) APPROVING PROPOSED OVERBID PROCEDURES; (3) DETERMINING THAT BUYER IS A GOOD FAITH PURCHASER; (4) AUTHORIZING PAYMENT OF COSTS OF SALE AND CERTAIN LIENS FROM ESCROW; (5) WAIVING THE FOURTEEN (14) DAY STAY PRESCRIBED BY RULE 6004(h) OF THE FEDERAL RULES OF BANKRUPTCY PROCEDURE

DATE: February 22, 2024
TIME: 1:30 p.m.
PLACE: Courtroom 301
United States Bankruptcy Court
21041 Burbank Blvd
Woodland Hills, California 91367

1 TO THE OFFICE OF THE UNITED STATES TRUSTEE; THE DEBTOR; THE
2 DEBTOR'S COUNSEL, IF ANY; AND ALL OTHER INTERESTED PARTIES AND
3 POTENTIAL BUYER(S):

4 PLEASE TAKE NOTICE that on February 22, 2024 at 1:30 p.m., or as soon thereafter as
5 the matter may be heard, the Court will conduct a hearing ("Hearing") in the above-captioned
6 Court on the *Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of 1714 25th Street,*
7 *Galveston, Texas 77550 Free And Clear of Liens, Claims, And Interests Pursuant to 11 U.S.C.*
8 *§§ 363(b) and (f); (2) Approving Proposed Overbid Procedures; (3) Determining That Buyer is a*
9 *Good Faith Purchaser; (4) Authorizing Payment of Costs of Sale and Certain Liens From Escrow;*
10 *(5) Waiving The Fourteen (14) Day Stay Prescribed By Rule 6004(h) of the Federal Rules Of*
11 *Bankruptcy Procedure ("Motion")* filed by David M. Goodrich, the duly qualified, appointed, and
12 acting Chapter 11 Trustee ("Trustee") of the bankruptcy estate ("Estate") of the above-captioned
13 Debtor ("Debtor").

14 PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an
15 order approving the sale ("Sale") of the Estate's right, title and interest in real property located at
16 1714 25th Street, Galveston, Texas 77550 ("Property") (also known as 1714 Rosenberg, Galveston,
17 Texas 77550), which has four tenants, on the terms and conditions stated in the written offer titled
18 *Commercial Contract – Improved Property, Commercial Contract Financing Addendum and*
19 *Addendum* (collectively, "Purchase Agreement"), attached to the Motion as Exhibit 1, and
20 incorporated herein by reference, to Tom Brod and Anitra Beasley ("Buyer"), for \$1,020,000.00,
21 cash, or to any person or entity who appears at the hearing on the Motion and submits a higher
22 acceptable bid in accordance with the Trustee's proposed overbid procedures.

23 PLEASE TAKE FURTHER NOTICE that as part of the Motion, the Trustee seeks an
24 order approving the sale free and clear of any liens, claims, and interests. The Property is being
25 sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations
26 of any kind.

27 PLEASE TAKE FURTHER NOTICE that the Trustee also seeks an order (i) confirming
28 the Sale to the Buyer or to the highest bidder appearing at the hearing and approving the Trustee's

1 proposed overbid procedures; (ii) determining that the Buyer or the successful bidder is entitled to
 2 11 U.S.C. § 363(m) protection; and (iii) waiving the fourteen (14) day stay prescribed by Rule
 3 6004(h) of the Federal Rules of Bankruptcy Procedure.

4 **PLEASE TAKE FURTHER NOTICE** that the following items are reflected in the
 5 Preliminary Report prepared by First American Title Guaranty Company with an effective date of
 6 December 7, 2023 ("Title Report"), a copy of which is attached to the Motion as Exhibit 2:

Recording Date	Lien Holder	Type of Encumbrance	Instrument Number	Payoff Amount
02/01/2021 (item 5)	Riverbend Funding, LLC (assigned to Churchill Funding LLC)	Deed of Trust	2021007917	\$1,044,000.00
07/13/2022 (item 6)	Home Tax Solutions, LLC	Tax Lien Transfer	2022046616	\$69,877.01

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 12 The lien of Riverbend Funding, LLC, which was transferred to Churchill Funding LLC
 13 ("Churchill Lien"), and the lien of Home Tax Solutions, LLC ("Home Tax Solutions Lien") are
 14 undisputed unless the payoff demands contains fees, costs, or interests that appear unsubstantiated.

15 Galveston County and the City of Galveston assert total tax due in the amount of
 16 \$43,667.35 ("County/City Tax Lien"). All real property taxes owed will be paid in full through
 17 escrow.

18 **PLEASE TAKE FURTHER NOTICE** that a summary of the proposed distributions is as
 19 follows:

Description	Amount
Sale Price	\$1,020,000.00
Broker's Commissions	-61,200.00
Lender- Churchill Funding	-939,499.76 + 67,762.16 credit to seller
Home Tax Solutions	-23,303.09
Escrow, title and attorney charges	-6,254.00
Taxes	-47,505.31
Estimated	\$10,000.00

1 The Trustee has reached an agreement with Churchill that provides for Churchill to waive
2 default interest in an amount sufficient to ensure that the Estate receives a carve-out of \$10,000.00,
3 provided, however, that in no event will such waiver exceed \$67,000.00.

4 **PLEASE TAKE FURTHER NOTICE** that to the extent there is any tax liability to the
5 Estate from the Sale, the Trustee is authorized to pay such taxes from the net sale proceeds.

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

8 **PROPOSED OVERBID PROCEDURES**

9 1. Any party wishing to bid on the Property ("Overbidder") shall advise the Trustee of
10 their intent to bid on the Property and the amount of their overbid (which must be at least
11 \$1,030,000.00) ("Initial Overbid"), by no later than 12:00 p.m., PDT, two business days before the
12 hearing on the motion ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall
13 have the right to accept additional overbids submitted prior to the hearing but after the Overbid
14 Deadline. Any Overbids subsequent to the Initial Overbid of \$1,030,000.00 will be in additional
15 increments of not less than \$10,000.00.

16 2. Any Overbidder shall provide the Trustee with a cashier's check, payable to "David
17 M. Goodrich, Chapter 11 Trustee of the Bankruptcy Estate of Linda Ezor Swarzman" in the
18 amount of \$103,000.00 ("Deposit"). The Deposit must be received by the Trustee (whose name
19 and address is set forth on the upper left corner of the first page of this Notice) by no later than the
20 Overbid Deadline.

21 3. In the event of any Overbid, the \$103,000.00 deposit from the Buyer or successful
22 Overbidder shall serve as the Deposit for the Buyer or any successful Overbidder. The party that
23 is not deemed the "Winning Bidder," at that phrase is defined below, shall have its deposit
24 refunded.

25 4. Any Overbidder must provide the Trustee with evidence of the proposed
26 Overbidder's financial ability to pay the full amount of the Overbid so that such evidence is
27 received by the Trustee no later than the Overbid Deadline.

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1 5. All parties who have submitted timely bids and otherwise satisfied the foregoing
2 requirements will be able to participate in an auction to be conducted at the hearing on the Motion
3 as is necessary in order to increase their bid. The Initial Overbid will be in the amount of
4 \$1,030,000.00 and any subsequent overbids will be in increments of \$10,000.00.

5 6. The Trustee will request authority to sell the Property to the bidder with the highest
6 Overbid ("Winning Bidder"), and for authority to sell the Property to the next highest bidder if the
7 Winning Bidder fails to perform. To be considered the "highest overbid," any overbid must be on
8 the same terms and conditions as the Purchase Agreement.

9 7. Parties wishing to bid on the Property at the Sale hearing may appear by telephone
10 or, if applicable, Zoom. Parties are advised to check the Court's hearing procedures.

11 8. The Winning Bidder's Deposit shall be applied toward the total purchase price.
12 The Winning Bidder must tender the balance of the total purchase price to the Trustee via
13 cashier's check within fourteen (14) calendar days following entry of the order approving the Sale
14 of the Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the
15 purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to
16 the Trustee.

17 9. Any Overbidder's tender of the Deposit to the Trustee shall serve as that
18 Overbidder's agreement with these proposed Overbid Procedures and the terms of sale of the
19 Property discussed herein.

20 **PLEASE TAKE FURTHER NOTICE** that the Motion is made pursuant to 11 U.S.C.
21 § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds that, based
22 on the Trustee's sound business justification, the Trustee believes the sale of the Property as set
23 forth herein is in the best interests of the Estate. After solicitation of offers for the Property over
24 several months, the current offer from the Buyer is the highest and best offer received to date.
25 Moreover, the Overbid Procedures provide a process by which the Trustee could secure a higher
26 price for the Property.

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 than

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

6 **PLEASE TAKE FURTHER NOTICE** that parties may appear at the hearing either in-
7 person (in Courtroom 301), by ZoomGov video or ZoomGov audio, or by telephone. ZoomGov
8 connection information for each hearing is provided on Judge Kaufman’s publicly posted hearing
9 calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=VK>
10 Click on the “Select Judge” tab on the upper left side of the screen and select Judge Kaufman.

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12 DATED: February 1, 2024

13 By: /s/ David M. Goodrich
14 David M. Goodrich
15 Chapter 11 Trustee
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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 MOTION FOR ORDER: (1) AUTHORIZING SALE OF 1714 25TH STREET, GALVESTON, TEXAS 77550, FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(B) AND (F); (2) APPROVING PROPOSED OVERBID PROCEDURES; (3) DETERMINING THAT BUYER IS A GOOD FAITH PURCHASER; (4) AUTHORIZING PAYMENT OF COSTS OF SALE AND CERTAIN LIENS FROM ESCROW; (5) WAIVING THE FOURTEEN (14) DAY STAY PRESCRIBED BY RULE 6004(H) OF THE FEDERAL RULES OF BANKRUPTCY PROCEDURE** 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*) **February 1, 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:

Service information continued on attached page

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

On (*date*) **February 1, 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.

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.

February 1, 2024
Date

David M. Fitzgerald
Printed Name

David M. Fitzgerald
Signature

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

Kelli M Brown kbrown@ghidottiberger.com, bknotifications@ghidottiberger.com
Katherine Bunker kate.bunker@usdoj.gov
Chad L Butler caecf@tblaw.com
Greg P Campbell ch11ecf@aldridgepите.com, gc@ecf.inforuptcy.com;gcampbell@aldridgepите.com
Sarah M Cox sarah@spectorcox.com, sarah@ecf.courtdrive.com;slthorn@spectorcox.com;ahawkins@spectorcox.com
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Matthew A Lesnick matt@lesnickprince.com, matt@ecf.inforuptcy.com;jmack@lesnickprince.com
Mitchell B Ludwig mbl@kpclegal.com, kad@kpclegal.com
Curtis McCreight mcreight@hooverslovacek.com
Christopher M McDermott ch11ecf@aldridgepите.com, CMM@ecf.inforuptcy.com;cmcdermott@aldridgepите.com
Eric S Pezold epezold@swlaw.com, fcardenas@swlaw.com
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Derrick Talerico dtalerico@wztslaw.com, maraki@wztslaw.com,sfriz@wztslaw.com
Diana Torres-Brito dtorres-brito@pralc.com, ecfcc@ecf.courtdrive.com
United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
Garrick Vanderfin gvanderfin@polsinelli.com, YChilders@Polsinelli.com;ladocketing@polsinelli.com
Larry D Webb Webbblaw@gmail.com, larry@webblaw.onmicrosoft.com
Jessica Wellington jwellington@bg.law, ecf@bg.law
David B Zolkin dzolkin@wztslaw.com, maraki@wztslaw.com,sfriz@wztslaw.com

SERVED BY UNITED STATES MAIL:

Linda Ezor Swarzman
4460 Libbit Avenue
Encino, CA 91436
DEBTOR

Honorable Victoria S. Kaufman
United States Bankruptcy Court
Central District of California
21041 Burbank Blvd, Ste 354/Ctrm 301
Woodland Hills, CA 91367

INTERESTED PARTIES:

Tom Brod and Anitra Beasley
1009 Arlington
Houston, TX 77008
Buyers

Mamadry Art Gallery
1714 25th Street
Galveston, TX 77550

Blanca Rodas
1714 25th Street, Unit 2
Galveston, TX 77550

John Ward
1714 25th Street, Unit 3
Galveston, TX 77550

Richard Sheets
1714 25th Street, Unit 4
Galveston, TX 77550

FCI Lender Services, Inc.
c/o Michael W. Griffith, Agent for Service
8180 E. Kaiser Blvd.
Anaheim Hills, CA 92808-2277

FCI Lender Services, Inc.
Attn: Officer
8180 E. Kaiser Blvd.
Anaheim Hills, CA 92808-2277

Riverbend Funding, LLC
c/o VCORP Agent Services, Inc.
Amanda Garcia
330 N. Brand Blvd.
Glendale, CA 91203

Riverbend Funding, LLC
Attn: Officer
One Belvedere Place, Suite 300
Mill Valley, CA 94941

~~Ashford West Community Association~~
~~12550 Westella Dr~~
~~Houston, TX 77077~~
MAIL RETURNED 10/25/23

Churchill Funding I, LLC
c/o VCORP Agent Services, Inc.
Amanda Garcia
330 N. Brand Blvd.
Glendale, CA 91203

Assured Lender Services
111 Pacifica #140
Irvine, CA 92618

Churchill Funding I, LLC
Attn: Officer
1415 Vantage Park Drive, Suite 240
Charlotte, NC 28203

~~Atascocita North CIA~~
~~8811 FM 1960 Bypass RD W #200~~
~~Humble TX 77338~~
MAIL RETURNED 10/25/23

Churchill Funding I, LLC/Riverbend
c/o Eric S. Pezold, Esq.
c/o Andrew Still, Esq.
Snell & Wilmer
600 Anton Blvd., Suite 1400
Costa Mesa, CA 92626

Atascocita South
28420 Hardy Toll Rd
Spring TX

Home Tax Solutions
Attn: Trey Rome, CEO
6953 Alamo Downs Parkway
San Antonio, TX 78238

Atascocita South
PO BOX 203310
Austin, TX 78720-3310

City of Galveston
823 Rosenberg Room 102
Galveston, TX 77550

Atascocita Meadows
POB 203310
Austin TX 77550

Galveston County
PO Box 1169
Galveston, TX 77553

Bay Meadow Townhome
Owners Association, Inc.
1020 Bay Area Blvd., Suite 200
Houston, TX 77058

First American Title Insurance Company
Vanessa Jaster/VJ
File No 2848923-HO45
12012 Space Center Blvd., Suite 1200
Houston, TX 77059

Bay Meadows Townhouse Assoc
1703 Broadway Ave J
Galveston TX 77550

Kimberly Gaido
Sand N Sea Properties, LLC
13706 FM 3005
Galveston, TX 77550

Baybrook Condominium Association, Inc.
1020 Bay Area Blvd Ste. 200
Houston, TX 77058-2692

Isaac Saldana
Brockway Commercial
102 E. Walker
League City, TX 77573

Baycliff MUD
4302 12th St
Bacliff TX 77518

CREDITOR LIST:

April Fox Morris
1502 Bayou Shore Drive
Galveston, TX 77551

Bayshore Condominium Association, Inc.
1020 Bay Area Blvd. Ste. 200
Houston, TX 77058-2692

Bayshore Townhouse Owner Assoc
11550 Fuqua St #490
Houston TX 77034-4304

Baytown Quail Hollow HOA
6548 Greatwood Parkway
Sugar Land, Texas 77479

~~Baywind Condominium~~
~~1516 Bay Area Blvd~~
~~Houston TX 77058~~
MAIL RETURNED 11/9/23 UTF

Baywind Condominium Association
c/o 9225 Katy Freeway, Ste 250
Houston, TX 77024

~~Bear Branch Trail Association~~
~~3215 Cedar Knolls Dr~~
~~Kingwood TX 77339~~
MAIL RETURNED 12/26/23 UTF

Bermuda Beach Improvement Committee
12936 John Reynolds Rd
Galveston TX 77554

~~Bimam Wood Fairfax~~
~~23104 Banquo Dr~~
~~Spring TX 77373~~
MAIL RETURNED 10/25/23

Blue Ridge West MUD
11111 Katy Frwy #725
Houston TX 77079

BLUE RIDGE WEST MUNICIPAL UTILITY DISTRICT
1235 North Loop West Suite 600
Houston, TX 77008

Brazoria County
111 E Locust
Angleton TX 77515

Brazoria County Tax Collector
451 North Velasco, Room 150
Angleton, TX 77515

Brazoria County, et al
1235 North Loop West, Suite 600
Houston, TX 77008

Breckenridge Forest POA, Inc
Spring TX 77379
ADDRESS INCOMPLETE

Briargate Community Impr Assoc Inc
7002 Laughlin Dr
Missouri City TX 77489

Bridgestone MUD
POB 73109
Houston TX 77273

BRIDGESTONE MUNICIPAL UTILITY DISTRICT
c/o Carl O. Sandin
1235 North Loop West, Suite 600
Houston, TX 77008

Bridgestone SOA
13231 Champion Forest Dr
Houston TX 77069

~~Brook Forest Community Assoc~~
~~16398 Havenpark Dr~~
~~Houston TX 77059~~
MAIL RETURNED 10/22/23 UTF

BSI Financial Services
POB 517
Titusville PA 16354

BSI Lending
POB 517
Titusville PA 16354-0517

Caliber Home Loans
POB 650856
Dallas TX 75265-0856

Caliber Home Loans
POB 2487
Greenville SC 29602

Cardinal Street Management
POB 2906
League City TX 77574

Carl O. Sandin
1235 North Loop West, Suite 600
Houston, TX 77008

Caryn and Gary Ezor
230 McCarty Dr
Beverly Hills, CA 90212

CenterPoint Energy
333 Ward Rd
Baytown TX 77520

CFIN 2022 RTL 1 Issuer, LLC
1415 Vantage Park Dr #240
Charlotte NC 28203

CHAMBERS COUNTY
C/O CHAMBERS COUNTY TAX OFFICE
P. O. Box 519
Anahuac TX 77514

Chase Bank Cardmember Service
P O Box 6294
Carol Stream, IL 60197-6294

Chase Bank
C/O National Bankruptcy Services LLC
POB 9013
Addison TX 75001

Chase Card Services
201 N Walnut Street, De1 0153
Wilmington, DE 19801

Churchill I Funding LLC
1415 Vantage Park Dr #240
Chalotte NC 28203

Citi Cards
701 East 60th Street North
Sioux Falls, SD 57104

Citi Cards Costco Visa
PO Box 78019
Phoenix, AZ 85062-8019

Citi Cards Mastercard
PO Box 78045
Phoenix, AZ 85062-8045

Citibank Customer Service
PO Box 6500
Sioux Falls, SD 57117

City of Baytown
2505 Market St
Baytown TX 7520

City of Baytown, Texas
c/o Randall B. Strong
407 W. Baker Rd Ste Z
Baytown TX 77521

CITY OF GALENA PARK
1235 North Loop West
Suite 600
Houston, TX 77008

City of Galveston
823 Rosenberg Room 102
Galveston TX 7550

City of Houston
POB 1562
Houston TX 77251

CITY OF HOUSTON
Melissa E Valdez
1235 North Loop West, Suite 600
Houston, TX 77008

City of La Porte
604 W Fairmont Parkway
La Porte TX 77571

City of Pearland
3519 Liberty Dr
Pearland TX 77581

Clear Brook City MUD
11911 Blackhawk Bl
Houston TX 77089

CLEAR CREEK INDEPENDENT SCHOOL DISTRICT
1235 North Loop West, Suite 600
Houston, TX 77008

Clear Lake City Community Assoc
16511 Diana Lane
Houston TX 77062

Clear Lake City Community Association, Inc.
c/o Daughtry and Farine P.C
17044 El Camino Real
Houston, TX 77058

Clear Lake City Water Authority
Melissa E Valdez
1235 North Loop West, Suite 600
Houston, TX 77008

Clear Lake Water Authority
900 Bay Area Bl
Houston TX 77058

Colony Creek Village Community Asso
12818 Willow Centre Dr #B
Houston TX 77006

Corevest American Finance Lender LLC
c/o Jeremy Mullins
4 Park Plaza, Ste. 900
Irvine, CA 92614

Costco Consumer
Costco Small Bus
PO Box 790046
Saint Louis, MO 63179-0046

~~Crystal Beach AC and Heat LLC~~
~~2110 26th St~~
~~Galveston TX 77550~~
MAIL RETURNED 12/25/23 UTF

Cypress Fairbank ISD
10494 Jones Rd #106
Houston TX 77065

DICKINSON INDEPENDENT SCHOOL DISTRICT
1235 North Loop West Suite 600
Houston, TX 77008

Direct Energy Business
910 Louisiana St #B200
Houston TX 77002

Egret Bay Condominium Association
Bartley & Spears, P.C.
2002 West Grand Pkwy North Ste 150
Katy, TX 77449

Entergy Services Inc
POB 8104
Baton Rouge LA 70891

Fairmont Park Home Association
POB 1192
LaPorte TX 77517

Fairmont Park Homes Association, Inc.
1020 Bay Area Blvd. Ste. 200
Houston, TX 77058-2692

Fondren Park Community Association
C/O MASC Austin Properties
POB 398
Richmond TX 77406-0006

FONDREN PARK COMMUNITY IMPROVEMENT
ASSOCIATION
c/o RMWBH PC - Mary Shiloh, Paralegal
2800 Post Oak Blvd. Ste 5777
Houston, TX 77056

Ford Bend County
1317 Eugene Heimann Circle
Richmond TX 77469

Ford Bend County MUD #23
POB 1368
Friendswood TX 77549

Ford Bend County MUD #6
POB 1368
Friendswood TX 77549

FORT BEND INDEPENDENT SCHOOL DISTRICT
1235 North Loop West Suite 600
Houston, TX 77008

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

GALENA PARK INDEPENDENT SCHOOL DISTRICT
1235 North Loop West, Suite 600
Houston, TX 77008

Galveston County Tax Collector
722 Moody Avenue
Galveston, TX 77550

Galveston County WCID #1
2750 FM 517 Rd E
Dickinson TX 77539

~~Garage Door Services Repair~~
~~40404 Fondren Rd~~
~~Houston TX 77096~~
MAIL RETURNED 10/25/23 UTF

GCCISD Tax Services
PO Box 2805
Baytown, TX 77521

GITSIT Solutions, LLC
333 South Anita Drive, #400
Orange, CA 92868

Goose Creek Consolidated ISD & Lee College Distric
c/o Reid Strickland & Gillette LLP
PO Box 809
Baytown, TX 77522

GPWare Trust
4460 Libbit Ave
Encino, CA 91436

~~Greentree Village Community Assoc~~
~~5825 Riverchase Village Dr~~
~~Kingwood, TX 77345~~
MAIL RETURNED 11/15/23

Harris City WCID
11111 Katy Frwy, #725
Houston, TX 77079

Harris County MUD #109 822
West Pasadena Blvd
Deer Park TX 77536

Harris County MUD #152 6935
Barney Rd, #110
Houston, TX 77092

~~Harris County MUD #168~~
~~47495 Village Green Dr~~
~~Houston, TX 77040~~
MAIL RETURNED 1/23/24

Harris County MUD #46
PO Box 73109
Houston, TX 77273

Harris County Municipal Utility District #109
c/o Carl O. Sandin
1235 North Loop West, Suite 600
Houston, TX 77008

Harris County Municipal Utility District #152
c/o Carl O. Sandin
1235 North Loop West, Suite 600
Houston, TX 77008

Harris County Tax Assessor Collectr
PO Box 3547
Houston, TX 77253

Kathleen A Colotta
16315 Brookvilla Dr
Houston, TX 77059-5403

Harris County Tax Collector
1001 Preston Street
Houston, TX 77002

Kathleen A Colotta
16315 Brookvilla Dr
Houston, TX 77059

Harris County Water Control Improvement Dist #91
Melissa E Valdez
1235 North Loop West Suite 600
Houston, TX 77008

KLEIN INDEPENDENT SCHOOL DISTRICT
1235 North Loop West, Suite 600
Houston, TX 77008

Harris County WCID - Fondren Road
1235 North Loop West Suite 600
Houston, TX 77008

LA PORTE INDEPENDENT SCHOOL DISTRICT
1235 North Loop West, Suite 600
Houston, TX 77008

Home Depot Credit
6716 Grade Lane, Suite 910
Louisville, KY 40213

Lake M U D
PO Box 173
Dep 55034
Houston, TX 77001-0173

Home Depot Credit Dept 32
PO Box 9001030
Louisville, KY 40290-1030

Legacy Lending, LLC
8957 Edmonston Road, Unit M
Greenbelt, MD 20770

Home Tax Solutions
4849 Greenville Ave, Suite 1620
Dallas, TX 75206

Linebarger Goggan Blair Sampson
Attorneys at Law
PO BOX 3064
Houston, TX 77253

HUMBLE INDEPENDENT SCHOOL DISTRICT
c/o Melissa E. Valdez
1235 North Loop West, Suite 600
Houston, TX 77008

~~Linebarger Goggan Blair Simpson~~
~~POB 3064~~
~~Houston TX 77225-3000~~
MAIL RETURNED 11/19/23 UTF

Hunter Glenn Association
c/o Marshall Management Group Inc
4800 Sugar Grove Blvd, Suite 140
Stafford, TX 77477

Logix Federal Credit Union
27918 Franklin Parkway
Valencia, CA 91355

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

Logix Federal Credit Union
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047

Issa F Kamara
Agent for Toyota Motor Credit Corp
Bonial Associates PC
POB 9013
Addison TX 75001

Logix Federal Credit Union
1455 Frazee Road, Suite 820
San Diego, CA 92108

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o National Bankruptcy Services, LLC
P.O. Box 9013
Addison, Texas 75001

LOS ANGELES COUNTY TREASURER AND TAX
COLLECTOR
ATTN: BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

Judd Swarzman
4460 Libbit Ave
Encino, CA 91436

~~Louetta North P U D~~
~~16840 Colony Creek Dr~~
~~Spring, TX 77379~~
MAIL RETURNED 11/6/23 UTF

Louetta North Public Utility District
1235 North Loop West, Suite 600
Houston, TX 77008

Marina Bay Unit Owners Association, Inc.
Michael J. Treece
1020 Bay Area Blvd., Suite 200
Houston, TX 77058

Marina Bay Unt Owners Assoc/Pegasus
PO Box 57069
Webster, TX 77598

~~Meadow Bend HOA-~~
~~17049 El Camino Real Ste 100-~~
~~Houston, TX 77058~~
MAIL RETURNED 12/3/23 UTF

~~Meadowlake Village Homeowners-~~
~~7410 Breda Dr-~~
~~Baytown, TX 77524~~
MAIL RETURNED 11/27/23 UTF

Melinda Thomas
4460 Libbit Ave
Encino, CA 91436

Melissa E. Valdez
1235 North Loop West, Suite 600
Houston, TX 77008

Memorial Point Property
106 Echo Lane
Livingston, TX 77351

~~Mercedes-Benz Financial-~~
~~36455 Corporate Drive-~~
~~Lease Maturity Dept-~~
~~Farmington, MI 48334~~
MAIL RETURNED 12/28/23

Michael J. Darlow
1235 North Loop West, Suite 600
Houston, TX 77008

Michelle Smith
704 4th St , League City
League City, TX 77573

Mills Road MUD
PO Box 1368
Friendswood, TX 77549

Moerer King LLP
701 S, 11th Street, Suite A
Richmond, TX 77469

National Bank by Mail
Mail Code OH1 0333
340 S Cleveland Ave , Building 370
Westerville, OH 43081

National Bankruptcy Services com LLC
14841 Dallas Parkway Suite 300
Dallas, TX 75254

National Enterprise Systems
14841 Dallas Parkway, Suite 300
Dallas, TX 75254

~~NP Master Trust I~~
~~4200 Regent Blvd., Ste. 200,~~
INCOMPLETE ADDRESS

~~Ownwell, Inc-~~
~~PO Box 2267-~~
~~Austin, TX 78768-2267~~
MAIL RETURNED 11/11/23 UTF

~~Ownwell, Inc-~~
~~201 W 5th Street, Suite 1100-~~
~~Austin, TX 78701-0060~~
MAIL RETURNED 10/26/23 UTF

Paramount Roofing
1208 Sheffield Blvd
Houston, TX 77015

PASADENA INDEPENDENT SCHOOL DISTRICT
1235 North Loop West, Suite 600
Houston, TX 77008

Pineloch Community Association
2951 Marina Bay Dr Suite 130 536
League City, TX 77573

Point at Egret Bay Condominium
Council of Co-Owner
1020 Bay Area Blvd., Suite 200
Houston, TX 77058

Polk County Taxing Entities
416 N Washington Ave
Livingston, TX 77351

Ponderosa Forest Homeowners Association, Inc.
6548 Greatwood Parkway
Sugar Land, Texas 77479

Ponderosa Forest Maintenance Assessments
Kathy Ann Terry
PO Box 690141
Houston TX 77269

Ponderosa Forest Maintenance Assoc
3131 Eastside St, Suite
130 Houston, TX 77098

Post Wood M U D
6018 Knotty Post Lane
Spring, TX 77373

Post Wood MUD
12841 Capricorn St
Stafford, TX 77477

Quail Hollow HOA
PO Box 96046
Houston, TX 77213

Rachel Friedland
TaDa! Accounting
5929 Yarmouth Ave
Encino, CA 91316

Redfish Properties LLC
PO BOX 590043
Houston, TX 77259

Residential Credit Opportunities Trust VIII-B
co FCI Lender Services Inc
PO Box 27370
Anaheim Hills, CA 92809

Riverbend Funding LLC
3550 Round Barn Blvd Ste 104
Santa Rosa CA 95403

Riverbend Funding LLC/
Toorak Capital Funding LLC
3550 Round Barn Blvd, Ste 104
Santa Rosa, CA 95403

Roberts Air LLC
1413 23rd St
Galveston, TX 77550

Sageglen Community Association
11610 Sageyork Dr
Houston, TX 77089

~~Sea Isle Property Owners~~
~~21704 Burnet Dr~~
~~Galveston, TX 77554~~
MAIL RETURNED 10/25/23 UTF

Sea Isle Property Owners, Inc.
c/o Daughtry & Farine, P.C.
17044 El Camino Real
Houston, TX 77058

~~Spring Creek UD 2433~~
~~2300 Leichester Dr~~
~~Spring, TX 77386~~
MAIL RETURNED 10/25/23 UTF

Spring Independent School District
C/O Melissa E. Valdez
1235 North Loop West, Suite 600
Houston, TX 77008

SPRING INDEPENDENT SCHOOL DISTRICT
1235 North Loop West, Suite 600
Houston, TX 77008

Spring ISD HC WCID #92
420 Lockhaven Drive
Houston, TX 77073

Stoa 3, LLC
2355 E Camelback Rd, #305
Phoenix, AZ 85016

Stoa Acquisitions, LLC
Kyle Woodard, Kane Russell Coleman Logan
901 Main Street, Suite 5200
Dallas, TX 75202

Sunbury Estates
5310 Lynngate Dr
Spring, TX 77373

Sunset Townhome Association
16055 Space Center Blvd. Suite 150
Houston, TX 77062

Sunset Townhomes HOA
PO Box 830
Dickinson, TX 77539

Teal Run North HOA
9950 Westpark Dr, Suite 420
Houston, TX 77063

~~Terramar Beach CIA Inc~~
~~R Box 185X39R4~~
~~Galveston, TX 77554~~
MAIL RETURNED 10/25/23 UTF

Texas City ISD Tax Assessor Collector
1700 9th Ave
Texas City, TX 77590

~~The Landing CIA~~
~~4109 Landing Boulevard~~
~~League City, TX 77573~~
MAIL RETURNED 10/25/23

The Landing Community Improvement Association, Inc
1020 Bay Area Blvd. Ste. 200
Houston, TX 77058-2692

Westador Civic Association
P.O. Box 73551
Houston, TX 77273

The Point at Egret Bay Condo
c/o Treece Law Firm PC
1020 Bay Area Blvd Suite 200
Houston, TX 77058

Westador Civic Association
17715 Cali Dr
Houston, TX 77090

The Point at Egret Bay Condo Assoc
1120 Nasa One, Suite 320
Houston, TX 77058

Westador MUD
PO Box 73109
Houston, TX 77273

Tonny Tops Plus
10123 Steelman St
Houston, TX 77017

WESTADOR MUNICIPAL UTILITY DISTRICT
C/O Melissa E. Valdez
1235 North Loop West, Suite 600
Houston, TX 77008

Toyota Lease Trust
c/o Toyota Motor Credit Corporation
P.O. Box 330
Williamsville, New York 14231

Wilmington Savings Fund Society, FSB,
not in its individual capacity but solely as Trustee,
on behalf of Aero Mortgage Loan Trust 2019-1
c/o: FCI Lender Services
P.O. Box 27370
Anaheim Hills, CA 92809

Toyota Motor Credit Corporation
PO BOX 105386
Atlanta, GA 30348

Meadowlake Village Homeowners
PO Box 1583
Mont Belvieu, TX 77580
NEW ADDRESS PROVIDED BY POST OFFICE

~~Toyota Motor Credit Corporation
2 Executive Circle Suite 100
Irvine, CA 92614~~
MAIL RETURNED 10/25/23 UTF

Yolanda M. Humphrey
1235 North Loop West, Suite 600
Houston, TX 77008

Treece Law Firm PC
1020 Bay Area Blvd, Suite 200
Houston, TX 77058

TXU Energy
PO Box 650764
Dallas TX 75265

TXU ENERGY RETAIL COMPANY LLC
PO Box 650393
Dallas, TX 75265

~~U.S. Bank Trust National Association, not in its
2001 WESTERN AVENUE, STE 400
SEATTLE, WA 98121~~
MAIL RETURNED 10/31/23 UTF

Village of Jamaica Beach HOA
5918 Jamaica Beach
Galveston, TX 7755

Village of Surfside Beach HOA
1304 Monument Ave
Freeport, TX 77541-9522

Waldon on Lake Houston Comm Serv
18100 Walden Forest Dr
Humble, TX 77346

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, CA 92626

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)* 02/01/2024, 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:

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.

02/01/2024
Date

David M. Fitzgerald
Printed Name

David M. Fitzgerald
Signature

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

Kelli M Brown kbrown@ghidottiberger.com, bknotifications@ghidottiberger.com
Katherine Bunker kate.bunker@usdoj.gov
Chad L Butler caecf@tblaw.com
Greg P Campbell ch11ecf@aldridgepите.com, gc@ecf.inforuptcy.com;gcampbell@aldridgepите.com
Sarah M Cox sarah@spectorcox.com,
sarah@ecf.courtdrive.com;slthorn@spectorcox.com;ahawkins@spectorcox.com
Sarah Gerdes sarah@searsfirm.com
David M Goodrich (TR) dgoodrich@go2.law,
c143@ecfcbis.com;dgoodrich11@ecf.axosfs.com;lrobes@wglp.com
Arnold L Graff agraff@wrightlegal.net, bkudgeneralupdates@wrightlegal.net;jpowell@wrightlegal.net
Tara L Grundemeier houston_bankruptcy@lgbs.com
Lior Katz lior@katzlaw.com
Matthew A Lesnick matt@lesnickprince.com, matt@ecf.inforuptcy.com;jmack@lesnickprince.com
Mitchell B Ludwig mbl@kpclegal.com, kad@kpclegal.com
Curtis McCreight mcreight@hooverslovacek.com
Christopher M McDermott ch11ecf@aldridgepите.com,
CMM@ecf.inforuptcy.com;cmcdermott@aldridgepите.com
Eric S Pezold epezold@swlaw.com, fcardenas@swlaw.com
David M Poitras dpoitras@bg.law, dpoitras@jmbm.com;dmarcus@wedgewood-inc.com
Lee S Raphael ecfcca@ecf.courtdrive.com, cmartin@pralc.com
Christian Savio csavio@dsmandellaw.com
Susan K Seflin sseflin@bg.law
James R Selth jselth@wztslaw.com, jselth@yahoo.com;maraki@wztslaw.com;sfriz@wztslaw.com
David Seror dseror@bg.law, ecf@bg.law
Owen M Sonik osonik@pbfc.com, tpope@pbfc.com
Andrew Still astill@swlaw.com, kcollins@swlaw.com
Derrick Talerico dtalerico@wztslaw.com, maraki@wztslaw.com,sfriz@wztslaw.com
Diana Torres-Brito dtorres-brito@pralc.com, ecfcca@ecf.courtdrive.com
United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
Garrick Vanderfin gvanderfin@polsinelli.com, YChilders@Polsinelli.com;ladocketing@polsinelli.com
Larry D Webb Webblaw@gmail.com, larry@webblaw.onmicrosoft.com
Jessica Wellington jwellington@bg.law, ecf@bg.law
David B Zolkin dzolkin@wztslaw.com, maraki@wztslaw.com,sfriz@wztslaw.com