

1 DIANE C. WEIL, TRUSTEE (State Bar No. 102922)
DCWTrustee@dgd.com
2 1900 Avenue of the Stars, 11th Floor
Los Angeles, California 90067-4402
3 Telephone: (310) 277-0077
Facsimile: (310) 277-5735
4

5 Chapter 7 Trustee
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8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **SAN FERNANDO VALLEY DIVISION**

11 In re
12 JF LANDSCAPE, INC.,
13
14 Debtor.

Case No. 2:16-bk-12811-MT

Chapter 7

**NOTICE OF TRUSTEE'S PROPOSED
SALE OR ABANDONMENT OF
PROPERTY (11 U.S.C. SECTIONS 363
AND 554)**

Date: April 18, 2018

Time: 2:00 p.m.

Place: 1900 Avenue of the Stars, 11th Floor
Los Angeles, CA 90067

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18 **TO ALL CREDITORS AND OTHER INTERESTED PARTIES:**

19 **PLEASE TAKE NOTICE** that unless an objection is made and a hearing timely requested
20 by a party in interest in the manner set forth below, the Trustee, Diane C. Weil, will offer for sale,
21 subject to all liens, defenses, interests, and secured claims, without warranty or recourse, at the
22 above-indicated time, date and place, all of the Trustee's right, title, and interest in the following
23 property of the estate (the "Assets"):

24 1. All claims and causes of action of the Debtor embodied in an action pending in the
25 Los Angeles Superior Court as Case No. BC61494, styled *JF Landscape, Inc. vs. Ely Contracting,*
26 *Inc.; Lawrence M. Lugash, Trustee of the Lawrence M. Lugash Trust; and Does 1 through 100,*
27 *inclusive ("JF v Ely"),* including but not limited to claims for breach of contract; foreclosure of
28 mechanic's lien; common counts and unjust enrichment. *JF v Ely* alleges damages exceeding

1 \$240,412.18.

2 2. All claims and causes of action of the Debtor embodied in an action pending in the
3 Orange County Superior Court as Case no. 30-2015-00824794-CU-CO-CJC, styled *JF Landscape,*
4 *Inc., a California Corporation; Cross-complainant, vs Greg Brown, an individual; Laura Brown,*
5 *an individual; Cambridge Homes, Inc., a California Corporation; and Roes 1 through 100,*
6 *inclusive, Cross-Defendants (“JF v Brown”),* including but not limited to claims for breach of
7 contract, foreclosure of mechanic’s lien; common counts; and unjust enrichment. *JF v Brown*
8 alleges damages exceeding \$121,825.23.

9 Pursuant to LBR 6004-1(c)(2)(B), the Trustee certifies that she has not been contacted by
10 any potential purchaser and has received no offers.

11 The Trustee believes that a sale of the above referenced lawsuit might be subject to
12 administrative taxes, but has not consulted with a tax professional on this subject due to the fact
13 that no acceptable bid has been received to date.

14 The terms of the sale are **ALL CASH** and **“AS-IS.”**

15 The Trustee reserves the right to reject bids that, in her discretion, are inadequate, and
16 without further notice, except as orally announced at said sale or continuance thereof, continue the
17 sale from time to time and place to place, and conclude a private sale.

18 If no acceptable bid is received, in the Trustee’s discretion, the Trustee may abandon the
19 asset without further notice. In the event the Trustee elects to abandon the property, she will file a
20 document to that effect with the Clerk of the Court, served solely upon the Debtor, Debtor’s
21 counsel and the United States Trustee.

22 Objections to the above proposed property disposition and requests for a hearing before the
23 above-captioned Bankruptcy Court, if any, shall be in writing and filed with the Clerk of the
24 Bankruptcy Court and served upon the Trustee at the address indicated in the upper left-hand
25 corner of the first page of this notice and upon the Office of the United States Trustee, 915 Wilshire
26 Boulevard, Suite 1850, Los Angeles, California 90017, within seventeen (17) days after the date of
27 mailing of this notice, unless otherwise ordered by the Court. If no written objection and request
28 for hearing is timely filed and served, the Trustee may take the proposed action on the date

1 specified herein in her sole discretion. Any objections not timely filed and properly served will be
2 deemed waived.

3 To the extent that a request or application is required by law or the Rules applicable hereto,
4 this Notice shall constitute such a request or application.

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6 DATED: March 15, 2018



DIANE C. WEIL
Chapter 7 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 1900 Avenue of the Stars, 11th Floor, Los Angeles, CA 90067-4402.

A true and correct copy of the foregoing document entitled (*specify*): NOTICE OF TRUSTEE'S PROPOSED SALE OR ABANDONMENT OF PROPERTY (11 U.S.C. SECTIONS 363 AND 554) 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 March 16, 2018 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 March 16, 2018, 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 March 16, 2018, 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.

PERSONAL DELIVERY ALSSI BY 3/19/18
The Honorable Maureen A. Tighe
U.S. Bankruptcy Court
Bin on 1st Floor outside entry to Intake Section
21041 Burbank Blvd.
Woodland Hills, CA 91367

Service information continued on attached page.

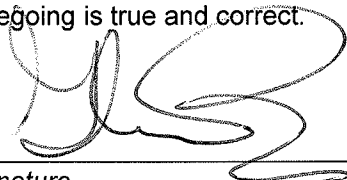
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 16, 2018

Date

Gloria Ramos

Printed Name



Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Monica Cron on behalf of Interested Party Courtesy NEF
scif.legal.bk@scif.com

Michael S Goergen on behalf of Creditor Dale Plaine Inc
michael@seasidelawyer.com

Laura E Heyne on behalf of Interested Party Courtesy NEF
lheyne@mrllp.com, kheinsberg@mrllp.com;dlistengourt@mrllp.com;lheyne@mrllp.com

J. Barrett Marum on behalf of Creditor Banc of California, N.A.
bmarum@sheppardmullin.com, egarcia@sheppardmullin.com

Marwa M Rifahie on behalf of Plaintiff Neilesh Ghodadra
mrifahie@cair.com, glawgroup@glglegal.com

Marwa M Rifahie on behalf of Plaintiff Reetu Dua
mrifahie@cair.com, glawgroup@glglegal.com

Zev Shechtman on behalf of Interested Party Courtesy NEF
zshechtman@dgdk.com, danninggill@gmail.com;zshechtman@ecf.inforruptcy.com

Zev Shechtman on behalf of Trustee Diane C Weil (TR)
zshechtman@dgdk.com, danninggill@gmail.com;zshechtman@ecf.inforruptcy.com

Dheeraj K Singhal on behalf of Debtor JF Landscape, Inc
dksinghal@dcdmlawgroup.com, dcdm@ecf.courtdrive.com

Dheeraj K Singhal on behalf of Defendant JF Landscape, Inc
dksinghal@dcdmlawgroup.com, dcdm@ecf.courtdrive.com

John N Tedford on behalf of Trustee Diane C Weil (TR)
jtedford@dgdk.com, DanningGill@gmail.com;jtedford@ecf.inforruptcy.com

United States Trustee (SV)
ustpreion16.wh.ecf@usdoj.gov

Diane C Weil (TR)
DCWTrustee@dgdk.com,
dweil@dgdk.com,dweil@ecf.epiqsystems.com,danninggill@gmail.com

2. SERVED BY U.S. MAIL-LIST OF ALL CREDITORS

JF Landscape, Inc (Debtor)
22647 Ventura Blvd Ste 147
Woodland Hills, CA 91364-1416

Dale Plaine Inc
Law Offices of Michael S. Goergen
1601 Pacific Coast Highway
Suite 290
Hermosa Beach, CA 90254-3283

SLBiggs
10960 Wilshire Boulevard
7th Floor
Los Angeles, CA 90024-3710

ADT LLC
DBA ADT Security Services
PO Box 5035
Boca Raton, FL 33431-0835

ADT Security Service
P.O. Box 371956
Pittsburgh, PA 15250-7956

AG Sod Farms Inc
P.O. Box 900818
Palmdale, CA 93590-0818

AJJ Associates & LandscapeResources
306-N W. El Norte Parkway, #124
Escondido, CA 92026-1960

ARAMARK Uniform \$ Career
Apparel LLC
115 N 1st St
Burbank, CA 91502-1856

ATTORNEY RECOVERY
SYSTEMS INC
18757 BURBANK BLVD #300
TARAZANA CA 91356-6329

Ace Rentals, Inc
11950 Sherman Road
North Hollywood, CA 91605-3716

Advanced Shotcrete, Inc
P.O. Box 5326
Lancaster, CA 93539-5326

AdvancedGeneralConstruction/Paving
22365 El Toro Road
Unit 402
Lake Forest, CA 92630-5053

Alexander Demolition
14000 Halldale Avenue
Gardena, CA 90249-2628

American Builders
7647 Canoga Avenue
Canoga Park, CA 91304-4912

American Contractors Ind. Co (HCC)
HCC Surety Group
601 South Figueroa Street
Suite 1800
Los Angeles, CA 90017-5723

Amtrust Financial Services Inc
59 Maiden Lane
43rd Floor
New York, NY 10038-4639

Andy Gump
26954 Ruether Avenue
Canyon Country, CA 91351-2415

Angel Rock and Sand
13158 Palmdale Road
Victorville, CA 92392-9363

Apex Rentals
9262 C Avenue
Hesperia, CA 92345-6094

Aramark Uniform Services
P.O. Box 22512
Network Place
Chicago, IL 60673-1225

Arroyo Building Materials Inc
890 Arroyo Street
San Fernando, CA 91340-1836

Associated Ready Mix
4621 Teller Avenue
Suite 130
Newport Beach, CA 92660-2165

Aurelio Marquez
7826 Fontana Street
Downey, CA 90241-4733

Bamboo Pipeline
321 North Aviator Street
Camarillo, CA 93010-8333

Banc of California
fka Private Bank of
18500 Von Karman Ave #1100
Irvine, CA 92612-0546

Bellis Steel
10049 Canoga Avenue
Chatsworth, CA 91311-3004

Benjamin Herman
1350 Shadybrook Drive
Beverly Hills, CA 90210-2031

Big Ass Solutions
P.O. Box 1108
Lexington, KY 40588-1108

Bird Street LLC
1000 North Green Valley
Suite 440-69
Henderson, NV 89074-6170

Boething Treeland
23475 Long Valley Road
Woodland Hills, CA 91367-6006

Borchard & Callahan
25909 Pala #300
Mission Viejo, CA 92691-2778

C & M Topsoil, Inc
12087 Lopez Canyon Rd, No. 40
Sylmar, CA 91342-6076

CMRE Financial Services Inc
3075 E Imperial Hwy #200
Brea, CA 92821-6753

Cach LLC dba Freshview Funding
10865 Grandview Drive
Suite 2000
Overland Park, KS 66210-1519

Calgrove Rentals, Inc
456 Glenoaks Blvd
San Fernando, CA 91340-1833

Cambridge Homes
41197 Golden Gate Cir #201
Murrieta, CA 92562-6999

Central Valley Builders Supply
7030 Canby Blvd
Reseda, CA 91335-4301

Chase Bank
P.O. Box 659732
San Antonio, TX 78265-9732

Comerica Bank SA
1717 Main St
Dallas, TX 75201-4612

Concrete Coring
14005 Orange Avenue
Paramount, CA 90723-2082

Continental Currency Services, Inc
1108 East 17th Street
Santa Ana, CA 92701-2600

Contractors State License Board
P.O. Box 26000
Sacramento, CA 95826-0026

Crane Guys LLC
14480 Alondra Blvd
La Mirada, CA 90638-5503

Credit Collection Services
725 Canton St
Norwood, MA 02062-2679

DIR - Labor Law Enforcement/OSHA
1550 W Main St
El Centro, CA 92243-2105

DIR / CalOSHA
Dept of Industrial Relations
San Francisco, CA 94142

Dale Plaine Inc.
c/o Michael S. Goergen, Esq.
1601 Pacific Coast Hwy, Suite 290
Hermosa Beach, CA 90254-3283

Dave Haugh, Inc
2342 Fig Street
Simi Valley, CA 93063-3034

David & Lisa Boren
533 Warner Avenue
Los Angeles, CA 90024-2564

Dheeraj K Singhal
DCDM Law Group, PC
35 N. Lake Avenue, Suite 280
Pasadena, CA 91101-1890

EVEREST NATIONAL INS CO
ARIEL SCHLESINGER,
EVEREST GLOBAL SERVICE INC
PO BOX 830, 477 MARTINSVILLE RD
LIBERTY CORNER NJ 07938-0830

Edward Perez
Lawyers for Workplace Fairness
c/o M Guzman & R Doble
4100 W Alameda Avenue, 3rd Floor
Burbank, CA 91505-4191

Everest National Insurance Co
Centrum South
725 Town and Country Road
#400
Orange, CA 92868-4717

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Foothill Soils Inc
P.O. Box 923363
Sylmar, CA 91392-3363

G&M Plastering, Inc
6805 Somerset Blvd
Paramount, CA 90723-3708

GONZALO ZAMORA ALVAREZ
13746 MERCER ST
PACOIMA CA 91331-3646

GT Commercial Concrete
12965 San Fernando Road
Sylmar, CA 91342-3699

Gantec Engineering, Inc
19420 Kilfinan Street
Porter Ranch, CA 91326-4009

Geo Concepts, Inc
14428 Hamlin Street
#200
Van Nuys, CA 91401-1483

GeoSoils Consultants, Inc
6634 Valjean Avenue
Van Nuys, CA 91406-5816

Gomez Trucking
8552 Marklein Avenue
North Hills, CA 91343-5821

Green View Nursery
18590 Lassen Street
Northridge, CA 91324-1955

Greg & Laura Brown
22355 Starwood Drive
Yorba Linda, CA 92887-2719

HD Pool Plastering Corporation
562 Glenoaks Blvd
San Fernando, CA 91340-1417

Hydroscape
5805 Kearny Villa Rd
San Diego, CA 92123-1172

Hydroscape
P.O. Box 843197
Los Angeles, CA 90084-3197

INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY
OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

Imperial Sprinkler Supply Inc
1485 N Manassero St
Anaheim, CA 92807-1938

Infinity Insurance Company
Drawer #2537
Birmingham, AL 35287-2537

Infinity Premium Acceptance Corp
1950 Cordell Court
#101
El Cajon, CA 92020-0923

InkCentric
P.O. Box 5258
Chatsworth, CA 91313-5258

J.R. Rodriguez Trucking
8400 Aqueduct Avenue
North Hills, CA 91343-6409

JAG Framing Inc
16741 Los Alimos Street
Granada Hills, CA 91344-5052

Jeffrey R. Klein, Esq.
Fisher & Wolfe LLP
9401 Wilshire Boulevard, Suite 640
Beverly Hills, CA 90212-2906

LOS ANGELES COUNTY
TREASURER AND TAX COLLECT
PO BOX 54110
LOS ANGELES CA 90054-0110

Law Office of Mitchell R Stein, APC
5850 Canoga Avenue
Suite 400
Woodland Hills, CA 91367-6554

Lawyers for Workplace Fairness, APC
4100 West Alameda Avenue
Burbank, CA 91505-4195

Luna Metal Concepts, Inc
2425 Camino del Sol
Oxnard, CA 93030-8902

Michael Jacoby
22647 Ventura Bl #147
Woodland Hills, CA 91364-1416

Moon Valley Nursery
3846 East Telegraph Road
Fillmore, CA 93015-9779

N.S. Rebar
P.O. Box 805
Moorpark, CA 93020-0805

NorCal Wholesale Bark
4500 Pacific Street
Suite O
Rocklin, CA 95677-2000

Norman's Nursery, Inc
8665 East Duarte Road
San Gabriel, CA 91775-1139

Office Depot
Dept 56
Des Moines, IA 50368

CITIBANK
PO BOX 790034
ST LOUIS MO 63179-0034

On Deck Capital, Inc
1400 Broadway FL 25
New York, NY 10018-5225

PDQ Rentals
10826 Shoemaker Avenue
Santa Fe Springs, CA 90670-4587

Palm Olivers
496 Hillcrest Drive
Encinitas, CA 92024-1529

Performance Nursery Corporation
6001 E LOS ANGELES AVE
Somis, CA 93066-9789

Prime Building Materials Inc
6900 Lankershim Blvd
North Hollywood, CA 91605-6110

Rainbow Pool Plastering, Inc
13401 Pinney Street
Pacoima, CA 91331-2947

Reetu Dua and Neil Ghodadra
25451 Prado de Azul
Calabasas, CA 91302-3667

Roc Design Inc.
9461 Charleville Blvd. Ste 610
Beverly Hills, CA 90212-3017

Rocha's Trucking
10928 Walnut Drive
Sunland, CA 91040-1357

Rock 'n Roll-Off Inc
Recycling & Disposal
P.O. Box 144
Agoura Hills, CA 91376-0144

SC Steel
604 Corte Elegante
Camarillo, CA 93010-9108

San Marcos Growers
P.O. Box 6827
Santa Barbara, CA 93160-6827

Sandoval Plastering
7959 Mason Avenue
Winnetka, CA 91306-2223

Sanford Michelman
10880 Wilshire Bl Fl 19
Los Angeles, CA 90024-4101

Sanford Michelman
157 VENTURA BLVD FLOOR 5TH
Encino, CA 91436

Shenkel Trucking Inc
P.O. Box 4823
Westlake Village, CA 91359-1823

Sleisenger, Thomas & Gail
1280 Coldwater Canyon Dr
Beverly Hills CA 90210-2405

Smith Pipe and Supply, Inc
PO BOX 5051
Westlake Village, CA 91359-5051

Sprague's Ready Mix
230 Longden Avenue
Baldwin Park, CA 91706-1328

Stanley Lath & Plaster, Inc
1936 Goodenough Road
Fillmore, CA 93015-1021

STATE COMP INS FUND
PO BOX 9102
PLEASANTON CA 94566-9102

Stone Canyon Management Company,
LLC
Laura E. Heyne, Esq.
10880 Wilshire Blvd., 19th Floor
Los Angeles, CA 90024

Summit Park LLC
Thierry Coulon
2200 Summitridge Drive
Beverly Hills, CA 90210-1526

Terra Bella Nursery
P.O. Box 551
Chula Vista, CA 91912-0551

Terra Bella Nursery INC
The Parkman Law Firm
9845 Erma Rd Ste 210 B
San Diego CA 92131-1057

The Private Bank of California
10100 SANTA MONICA BLVD STE
2500
Los Angeles, CA 90067-4116

The Toll Roads
P.O. Box 57011
Irvine, CA 92619-7011

Thompson Construction Supply
Door & Frame
13800 Heacock Street, D201
Moreno Valley, CA 92553-6263

Thrifty Tree Service
18625 Topham Street
Reseda, CA 91335-6804

Timothy C Aires, Esq
Aires Law Firm
6 Hughes, Suite 205
Irvine, CA 92618-2063

Todd Chayet
Kathleen Chayet
c/o Law Offices of Matthew C. Mickelson
16055 Ventura Blvd., Ste. 1230
Encino, CA 91436-2627

Todd and Kathleen Chayet
25440 Prado de Las Bellotas
Calabasas, CA 91302-3658

Universal Ironworks, Inc.
12430 Montague Street
Unit 212
Pacoima, CA 91331-2149

Valley Crest Tree Company
24151 Ventura Blvd
Calabasas, CA 91302-1449

Village Nurseries Wholesale, LLC
1589 Main Street
Orange, CA 92867-3439

Wayne Dollarhide
41197 Golden Gate Cir #201
Murrieta, CA 92562-6999

Wesco Insurance Company
420 Maple Avenue
Yukon, OK 73099-2634

William Doyle dba Collection
Network
14742 Beach Blvd No 116
LaMirada CA 90638-4259

William J Barber
10445 Wilshire Bl #605
Los Angeles, CA 90024-4660

Dheeraj K Singhal
DCDM Law Group
35 N. Lake Avenue
Suite 280
Pasadena, CA 91101-1890

Banc of California, N.A.

AmTrust Financial Services Inc., as
administ

undeliverable

undeliverable