

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

## Kevin Singer

Court Receiver, Court Referee, Trust Administrator, Bankruptcy Trustee

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Kevin Singer is founder and President of Receivership Specialists and with his business partner John Rachlin, they specialize in state and Federal Court Receiverships, Referee Assignments, Partition Sales, Provisional Director Assignments, Professional Trustee Assignments and Bankruptcy Trustee Assignments. Receivership Specialists has offices in Los Angeles, San Francisco, Sacramento, San Diego, Ventura, Phoenix, Reno, and Las Vegas and handles assignments throughout the Southwest. The alliance of these two professionals brings together their vast knowledge and experience in the areas of law, real estate, business management, construction, and conflict resolution.

Mr. Singer first started getting appointed as a rents & profits receiver due to his extensive real estate, property management and construction experience as founder and co-owner of a diversified real estate and consulting company. He is both a Real Estate Broker and Licensed Building Contractor. After selling that company in 2000, Mr. Singer once again joined forces with his longtime counsel, friend and business partner, Mr. Rachlin, to specialize in receivership assignments. Mr. Rachlin is co-founder and a principal with Receivership Specialists and has been a licensed attorney for 26 years. Although Mr. Rachlin now serves as a full-time Receiver and Referee, he previously practiced in various areas of real estate and general business law, as well as served as in-house counsel for a large real estate company. Over the past seventeen years, Mr. Singer and Mr. Rachlin have handled over 332 cases for large and small banks, private lenders, private investors and municipalities. They have also managed and transitioned over a billion dollars in assets. Mr. Singer has served as a Receiver, Referee, Trustee, and Bankruptcy Trustee over all different types of real estate, businesses, gas stations, hotels, assisted living facilities, restaurants, bars, liquor licenses, family estates/trusts, commodities and construction projects. Mr. Singer is currently on the Board of Directors

**Corporate Headquarters  
Los Angeles**  
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for the California Receivers Forum (CRF), an Associate Publisher for Receivership News, six time participant and panelist at the CRF in conjunction with Loyola Law School Receivers Education Program and he lectures and writes on various topics in the receivership field.

## **Hourly Billing Rates:**

- \$275 per hour for principals
- \$250 per hour for senior project managers
- \$185 per hour for project managers
- \$85 per hour for support staff

## **Affiliated Organizations:**

- Member & Board of Director for California State and Los Angeles/Orange County Chapter of California Receivers Forum
- Bay Area Receivers Forum
- San Diego Receivers Forum
- Clark County Bar Association
- Maricopa Bar Association
- National Association of Realtors

## **Speaking Engagements & Publications**

5/10/2018 (Graceli Conference) Receivership Appointments  
4/4/2018 (WRS&R) Partition Actions & Sale Of Real Property  
3/23/2017 (San Francisco Receivers Forum) Receiverships' Joint Role in Cannabis:  
Where There's Smoke, How to Fire?  
9/14/2017 Cannabis-ness (Turnaround Management Association)  
9/1/2017 How To Sell Real Estate Through A Receivership (WRS&R)  
8/17/2017 Receivership Reality (California Receivers Forum)  
6/7/2017 Receivership 101 (Pima County Bar Association)  
3/4/2017 Marijuana Receiverships (California Receivers Forum)  
3/3/2017 Procedures To Control Vexatious Litigation In Receivership Cases (California Receivers Forum)  
2/27/2017 Budding Issues: The Intersection of Legal Marijuana and Federal Bankruptcy Proceedings (Los Angeles Bankruptcy Forum.  
11/10/2016 Ask The Judges Luncheon (California Receivers Forum)  
8/18/2016 Receivership News: The Do's and Don'ts of Medical Marijuana Receiverships  
7/16/2016 Running a Pot Business (Turnaround Management Association, San Diego California)  
6/9/2016 Gas Stations & Convenience Stores: Preparing for a Successful Sale (OC Receivers Forum)  
5/13/2016 Medical Marijuana Receiverships (The Law Firm of Gust Rosenfeld, Phoenix Arizona)

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10/28/2015 Sex, Drugs, and Section 8: The Seedy Underbelly of Receiverships (Bay Area Receivers Forum)

6/17/2015 Oil Fields & Gas Station Receiverships (Los Angeles/Orange Country Receivers Forum).

Summer 2014 California Receivership News: A Story of Risk in a Post-Judgment Receivership

9/11/2014 Successful Sale of Assets through Post Judgment Receiverships (Los Angeles/Orange County Chapter of CRF)

5/2/2014 State & Federal Court Receiverships (Ron Siegel Radio Show)

4/04/2013 Environmental Receiverships (Los Angeles/Orange County Chapter of CRF)

2/22/2013 Business Receiverships (The Law Firm of Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP)

1/19/2013 Receiverships with Environmental Issues (California Receivers Forum in Conjunction with Loyola Law School).

Fall 2012 Receivership News: Interview with Judge Luis A. Lavin

10/31/2011 Selling Personal Property through Receiverships (Orange County Receivers Forum).

10/17/2011 Receiverships 2012 & Beyond (San Diego Receivers Forum).

Fall 2011 Receivership News: Receivership Liquor License Sales.

9/26/2011 Condominium Receiverships (Bank & Financial Institutions Forum).

9/22/2011 Receiverships Selling Property and Clearing Title (Los Angeles Receivers Forum).

5/21/2011 Commercial Receiverships (California Bankruptcy Forum).

1/22/2011 Rents & Profits Receiverships (California Receivers Forum in Conjunction with Loyola Law School).

8/25/2010 Receiverships over Broken Condominium Projects (California Receivers Forum).

10/27/2009 How to Sell Real Estate Through a Partition or Receivership (California Receivers Forum).

8/20/2009 Ask The Commissioner and Receiver (California Receivers Forum).

8/19/2009 Protecting Tenants at Foreclosure Act 2009 and Receiverships (American Legal Financial Network).

2/25/2009 Partition Referees, a Tool for Estate Management and Sales (Riverside County Bar Association).

9/11/2008 Breakfast with the Experts (San Diego Receivers Forum).

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## **Case Assignments:**

### **Ama Urrutia vs. Hasna Bashara - Judge Arnold Levin Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC229134)

642 Plymouth Avenue, Los Angeles, CA 90038

May 2000 to February 2001

**Receiver** (appointed to protect, manage and correct Health & Safety Violations for an apartment building).

### **Margaret Martin vs. Maria Wooden - Judge Richard Fruin Jr. Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC271829)

833 W. 58th Street, Los Angeles, CA 90037

November 2002 to March 2003

**Receiver/Referee/Partitioner** (appointed to protect, manage, correct Health & Safety Violations, sell single family home, and facilitate the division of proceeds amongst the parties).

### **Hartel Dillion vs. Jaspal Dillion - Judge Richard Fruin Jr. Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: TC011162)

8227 Alhambra Avenue, Paramount, CA 90723

September 2003 to January 2004

**Receiver/Partitioner** (appointed to protect, manage and partition an apartment building).

### **CMR Mortgage vs. M & S Properties LLC - Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC314632)

729 S. Union Avenue, Los Angeles, CA 90058

1021 S. Park View Street, Los Angeles, CA 90006

May 2004 to November 2004

**Receiver** (appointed to protect, manage and correct Health & Safety violations for two single room occupancy (SRO) apartment buildings with 166 units).

### **Julia Torres vs. Ruben Torres - Judge Joanne O'Donnell**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC328299)

1929 Hancock Street, Los Angeles, CA 90031

October 2004 to March 2005

**Receiver/Referee/ Partitioner** (appointed over an apartment building to protect, manage, sell and facilitate the division of the proceeds amongst the parties).

### **Juan Rodarte vs. Mario Frias - Judge Richard Fruin Jr. Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC310006)

6131 Clybourn Street, North Hollywood, CA 91605

November 2004 to April of 2005

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**Receiver/Referee/ Partitioner** (appointed over an apartment building to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**CMR Mortgage vs. M & S Properties LLC - Judge Barry Russell**

(United States Bankruptcy Court, Case Number: LA0432491BR)

729 S. Union Avenue, Los Angeles, CA 90058

1021 S. Park View Street, Los Angeles, CA 90006

November 2004 to May 2005

**United State Bankruptcy Custodian** (appointed to protect and manage two single room occupancy (SRO) apartment buildings with 166 units).

**City of Los Angeles vs. Patrick Larkin - Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC328299)

2117 to 2129 Vallejo Street, Los Angeles, CA 90031

May 2005 to August 2005

**Court Consultant** (appointed to write an Property Evaluation, Project Feasibility, Comparative Market Analysis, and Rent Evaluation Reports).

**CMR Mortgage vs. P. Bidda Holdings Inc. - Judge Steve Brick**

(County of Alameda, Oakland Superior Court, Case Number: HG05220034)

4160 - 4170 Business Center Drive, Fremont, CA 94538

June 2005 to February 2006

**Receiver** (appointed to protect and manage a 38,000 square foot office/manufacturing complex).

**CMR Mortgage vs. P. Bidda Holdings Inc. - Judge Leslie Tchaikovsky**

(United States Bankruptcy Court, Case Number: 05-49187)

4160 Business Center Drive, Fremont, CA 94538

November 2005 to February 2006

**United States Bankruptcy Custodian** (appointed to protect and manage a 38,000 square foot office/manufacturing complex).

**Tom Block vs. Glen D. Boon - Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 355173)

4017 Country Club Drive, Los Angeles, CA 90019

July 2006 to November 2006

**Receiver** (appointed to protect and manage an apartment building).

**Torres vs. Torres - Judge Richard Fruin Jr. Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: B 295780)

5616 Via Corona Street, Los Angeles, CA 90022

July 2006 to February 2007

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**Receiver/Referee/ Partitioner** (appointed over an apartment building to protect, manage sell and facilitate the division of proceeds amongst the parties).

**California Mortgage And Realty, Inc. vs. Twenty-Seven Fresno, LLC.-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-06-456531)

4715 to 4741 McKinley Avenue, Fresno, CA 93703

575 California Avenue, Sand City, CA 93955

655 Redwood Avenue, Sand City, CA 93955

October 2006 to June 2008

**Receiver** (appointed to protect and manage a 200 unit public storage building and a 33 unit apartment building).

**Akira Bob Nakamur vs. Mora Bee Siewert - Judge William G. Willett Dept. 11,**

(Los Angeles County, South Bay Superior Court, Case Number: YC054106)

10208 to 10212 Felton Avenue, Inglewood, CA 90304.

December 2006 to May 2007

**Receiver** (appointed to protect and manage a 32 unit apartment building).

**Juan Meza vs. Valentina Jimenez - Judge Rolf M. Treu Dept. 58**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 362146)

4660 Dozier Avenue, Los Angeles, CA 90022

January 2007 to September 2008

**Receiver/Referee/ Partitioner** (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**Scarlett vs. Eddings - Judge Richard Fruin Jr. Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 353354)

4524-4528 Edgwood Place, Los Angeles, CA 90019

Lancaster Land

June 2007 to October 2008

**Referee/ Partitioner** (appointed over an apartment building and 80 acres of land to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**De Witt vs. Peterson - Judge Paul Gutman Dept. 34**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 336162)

1434 Stanford Street, Santa Monica, CA 90404

July 2007 to November 2007

**Receiver** (appointed over an apartment building to protect, manage and sell and facilitate the division of proceeds amongst the parties).

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## **Lone Oak Fund vs. Nasser Albo Abdo, LLC - Judge Sheila Fell/ Clay Smith Dept. C-22**

(Orange County, Santa Ana Superior Court, Case Number: 07CC08271)

114 Berry Street, Brea, CA 92821

July 2007 to November 2008

**Receiver** (appointed to protect and manage a 100,000 sq. ft. Industrial Warehouse collecting over \$912,000 of rents per year).

## **California Mortgage And Realty, Inc. vs. Twenty-Seven Fresno, LLC.-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-07-467287)

575 California Avenue, Sand City, CA 93955

655 Redwood Avenue, Sand City, CA 93955

950, 707, 709, 713, 717, 719, 938 Linden Avenue, South San Francisco, CA 94080.

712, 714 Linden Avenue, South San Francisco, CA 94080

311 Aspen Avenue, South San Francisco, CA 94080

6010 Mariposa Road, Hesperia, CA 92344

4819 Clayton Road, Concord, CA 94521

31252 Veasy Street, Union City, CA 94587

4700-4862 Homer Street, Union City, CA 94587

September 2007 to March 2009

**Receiver** (appointed to protect and manage a 200 unit public storage building, 110,000 square feet of office and industrial space, gas station, 40 unit parking lot, and 20 unit apartment building).

## **Howard Higginson v. Gwendolyn Patin - Judge Mary Thorton House Dept. 17**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC356318)

616 East 84<sup>th</sup> Place, Los Angeles, CA 90001

September 2007 to March 2008

**Referee/ Partitioner** (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).

## **Marrufo vs. Portillo - Judge Ralph W. Dau Dept. 57**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 353107)

4796 Academy Street, Los Angeles, CA 90032

October 2007 to May 2008

**Referee/ Partitioner** (appointed over an apartment building to protect , manage, sell and facilitate the division of proceeds amongst the parties).

## **Garnik Gholikandi Badalyans vs. Caltron Construction, Inc - Judge Richard Fruin Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC-341906)

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Apn: Riverside County - 407-100-107, 407-100-108, 407-070-023, 407-070-024 & 407-060-001  
October 2007 to February 2009

**Referee/ Partitioner** (appointed over 320 acres of land to protect, manage, sell and facilitate the division of proceeds amongst the parties).

## **California Mortgage & Realty vs. Edward Suleiman - Judge Charles R. Hayes**

(San Diego County, San Diego Superior Court, Case Number: 37-2007-00078050-CU-OR-CTL)  
2640-2644 Market Street, San Diego, CA 92102

3626 Maint Street, San Diego, CA 92113

November 2007 to October 2008

**Receiver** (appointed to protect and manage a 11,000 square feet commercial building).

## **Terry vs. Puentes - Judge Richard Fruin Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC-372787)

4257 E. Eugene Street, Los Angeles, CA 90063

December 2007 to August 2008

**Referee/ Partitioner** (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).

## **Janet Mimms vs. Joyce Scott - Judge Barbara Zaniga Dept. 2**

(Contra Costa County, Martinez Superior Court, Case Number: MSC07-02491)

January 2008 to November 2008

**Receiver** (appointed to protect and manage a janitorial company).

## **Coastline Commercial Capital vs. Rosario Del Carmen Canjura - Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC385018)

1659-1681 South Catalina Avenue, Los Angeles, CA 90006

February 2008 to March 2008

**Receiver** (appointed to protect and manage an apartment building).

## **Norm Pomeranz vs. Michelle Diaz - Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC385287)

16815 W. Sunset Blvd., Pacific Palisades, CA 90272

February 2008 current June 2009

**Receiver** (appointed to protect and manage a single family estate in the Palisades).

## **Undisclosed Individual vs. Undisclosed Individual - Judge Michelle R. Rosenblatt Dept. A**

(Los Angeles County, Burbank Superior Court, Case Number: EC 043484)

Global Domination Industries, LLC

March 2008 to November 2009



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**Partition Referee/Receiver** (appointed over an Adult Entertainment Business to protect, manage, sell and facilitate the distribution of proceeds amongst the partners).

**John Schweizer & Forrest Canutt vs. Rediation Services, Inc.-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-08-472561)  
Remediation Services, Inc.

April 2008 to December 2008

**Court Receiver** (appointed to protect and manage an environmental engineering company with multi-million dollar environmental clean-up and abatement contracts).

**Alliance Bank vs. Silver Oaks Estates - Judge Kenneth Freeman, Dept. 64**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC3887047)  
Silver Oak Estates, Lancaster, CA

April 2008 to February 2009

**Receiver** (appointed to protect, manage, obtain entitlement, complete construction and sell a 21 unit housing development project).

**Alliance Bank vs. Davy J. Shuffler - Judge Kirk H. Hakamura, Dept. C56**

(Orange County, Santa Ana Superior Court, Case Number: 30-2008-00105514)  
2753 Solana Way, Laguna Beach, CA 92651

May 2008 to March 2009

**Receiver** (appointed to protect, manage, develop budgets to complete the construction for a luxury beach home).

**Lone Oak Fund, LLC. vs. Phu Hin Cheng-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court, Case Number: GHG-08-475703)  
2201 Irving Street and 1311-1315 23<sup>rd</sup> Ave., San Francisco, CA 94122

May 2008 to January 2009

**Receiver** (appointed to protect and manage an 11,000 square foot office and grocery retail store building).

**Lone Oak Fund, LLC. vs. Jose L. Lara, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 393531)  
1545 Gordon Street, 5923 Carlton Way, 5947 Carlton Way, Los Angeles, CA 90028

July 2008 to November 2008

**Receiver** (appointed to protect and manage a 41 unit apartment building).

**Budget Finance Company vs. Charles Green, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 393582)  
1144 Commonwealth, Los Angeles, CA 90029

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July 2008 to July 2008

**Receiver** (appointed to protect, administer and manage an apartment building)

**Alliance Bank vs. 138 ¼ Portfolio, Judge Joseph E. Di Loreto Dept. H**

(Los Angeles County, Long Beach Superior Court, Case Number: NC 051283)

1148 Stanley Avenue, Long Beach, CA

833-839 Gaviota, Long Beach, CA

755 Gaviota Avenue, Long Beach, CA

1126 Raymond Avenue, Long Beach, CA

2914 16<sup>th</sup> Street, Long Beach, CA

1124 Molino Avenue, Long Beach, CA

784 Rose Avenue, Long Beach, CA

2330 E. 6<sup>th</sup> Street, Long Beach, CA

1119 Dawson Avenue, Long Beach, CA

777-784 Gaviota, Long Beach, CA

1045 Myrtle Avenue, Long Beach, CA

1621 E. 7<sup>th</sup> Street, Long Beach, CA

329 W. 14<sup>th</sup> Street, Long Beach, CA

July 2008 to November 2008

**Receiver** (appointed to a protect, manage and develop 138 condominium units in 14 separate properties - value of portfolio was \$27 million).

**Zions First National Bank vs. Eva Correa, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 393374)

9900 Lakewood Blvd., Downey, CA 90240

July 2008 to January 2009

**Receiver** (appointed to protect and manage an office building).

**Jaun Garcia vs. Manuel Avila, Judge Michael Mink Dept. B**

(Los Angeles County, Burbank Superior Court, Case Number: EC 045029)

12003 Neenach Street, Sun Valley, CA 91352-3017

August 2008 to May 2009

**Referee/ Partitioner** (appointed over a single family residence to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**Budget Financial vs. Angel Tamiko, Judge Brett C. Klein Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 397332)

845 W. 75<sup>th</sup> Street, Los Angeles, CA 90044

August 2008 to August 2009

**Receiver** (appointed to protect and manage an apartment building).

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**Budget Financial vs. Juan D. Nava, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 398966)

7305 Raymond Ave., Los Angeles, CA 90044

September 2008 to October 2008

**Receiver** (appointed to protect and manage a commercial building and apartment building).

**Budget Financial vs. Guillermo Bertotto, Judge Paulette D. Barkley Dept. 10**

(Riverside County, Riverside Superior Court, Case Number: RIC 509323)

27188 Sun City Blvd., Sun City, CA 92586

October 2008 current January 2009

**Receiver** (appointed to protect and manage an apartment building).

**RTI vs. Nino Khader, Judge Lesley Holland Dept. 13**

(San Joaquin County, Stockton Superior Court, Case Number: 39-2008-00194500-CU-OR)

1108 Porter Avenue, Stockton, CA 95207

October 2008 to February 2009

**Receiver** (appointed to protect and manage an apartment building).

**Budget Financial Co. vs. Arturo Perez Gonzales, Judge Joseph Zimmerman, Dept. 9**

(Imperial County, El Centro Superior Court, Case Number: ECU 04717)

337-339 West Main Street, Calipatria, CA 92233

October 2008 current June 2009

**Receiver** (appointed to protect and manage an apartment building).

**Budget Financial Company vs. Gabriel Solomon, Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 400909)

359 E. 56<sup>th</sup> Street, Los Angeles CA 90011

October 2008 to October 2008

**Receiver** (appointed to protect and manage an apartment building).

**Bodden vs. Bodden, Judge Richard Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC386756)

332-334 East 111<sup>th</sup> Place, Los Angeles, CA 90061

July 2008 to March 2009

**Referee** (appointed over an apartment building to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**Alliance Bank vs. Royal Homes, Judge Paulette Durand-Barkley Dept. 15**

(Riverside County, Riverside Superior Court, Case Number: RIC511466)

601 E. 12<sup>th</sup> Street, Riverside, CA 92223

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November 2008 current March 2009

**Receiver** (appointed to protect, manage, obtain entitlements, complete construction and sell a 23 unit housing development project).

**LCGI Mortgage Fund, LLC. vs. Georgia-Crest Villas, LLC - Judge Ronald S. Prager, Dept. C71**

(San Diego County, San Diego Superior Court, Case Number: 37-2008-00093120-CU-OR)  
3907 Georgia Street, San Diego, CA 92103-3545

November 2008 to August 2009

**Receiver** (appointed to protect, manage, complete construction and sell a 21 unit condominium development project).

**The Equity Firm, Inc. vs. Investment Properties, LLC. -Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC402884)  
2901, 2907, 2911, 2913, 2915, 2917 North Main Street and 1906 and 1908 Griffin Avenue, Los Angeles, CA 90031

December 2008 to June 2009

**Receiver** (appointed to protect and manage a commercial building and residential apartment building).

**Alliance Bank vs. Pauba Ridge LLC, Judge Gloria Connor Trask Dept. 01**

(Riverside County, Riverside Superior Court, Case Number: RIC515436)  
100 acres of land in Temecula, California

January 2009 to February 2010

**Receiver** (appointed over a 41 lots designed for 20,000 square foot homes to protect, manage, obtain entitlements, settle litigation, complete construction and sell the project).

**Andrew Narraway vs. Emerald Park House Corporation -Judge Judith Craddick Dept. 9**

(Contra Costa County, Martinez Superior Court, Case Number: C09-00027)  
39 North Broadway Avenue, Bay Point, CA 94565

January 2009 to February 2009

**Receiver** (appointed to protect and manage a 43 unit apartment building).

**Lone Oak Fund, LLC. vs. Issac Muhawieh-Judge Charlotte Walter Woolard Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: GHG-09-484300)  
555-559 Divisadero Street, San Francisco, CA 94117

January 2009 current May 2009

**Receiver** (appointed to protect and manage a mix use residential/commercial building).

**Alliance Bank vs. Timber Ridge Meadows - Judge David L. Devore Dept. 2**

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(Alpine County, Markleville Superior Court, Case Number: C081087)

1 Palisades Drive, Kirkwood, CA 96120

January 2009 to January 2010

**Receiver** (appointed over a 28 condominium building to protect, manage, obtain entitlements, complete construction and sell the project).

## **Lone Oak Fund, LLC. vs. Dalaco, LLC, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 406644)

9201 Tobias Ave., Panorama City, Los Angeles CA 91402

January 2009 to August 2009

**Receiver** (appointed to protect and manage an apartment building).

## **Lone Oak Fund, LLC. vs. Wilson. - Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC406645)

5114-5118 W. Slauson Avenue, Los Angeles, CA 90056

January 2009 to October 2009

**Receiver** (appointed to protect and manage an apartment building).

## **RTI Properties vs. Dena Marie Martinez. -Judge Keith D. David - Dept. R6**

(San Bernardino County, San Bernardino Superior Court, Case Number: RS 902044)

602 N. Euclid Ave., Ontario, CA 91762

March 2009 to November 2009

**Receiver** (appointed to protect and manage a commercial retail center).

## **Rosa Montes De Oca v. Alicia Montes De Oca - Judge Mary H. Strobel Dept. 32**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC385835)

539 West 81<sup>st</sup> Street, Los Angeles, CA 90044

March 2009 to October 2009

**Referee/ Partitioner** (appointed over an apartment building to protect, manager, sell and facilitate the division of proceeds amongst the parties).

## **Alliance Bank vs. George and Nansee Lanning. -Judge Norman P. Tarle Dept. B**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC100776)

8931 San Fernando Road, Sun Valley, CA 91325

March 2009 to December 2012

**Receiver** (appointed to protect and manage a mobile home park).

## **Andrew Narraway vs. Emerald Park House Corporation -Judge Stephen Dombrink Dept. 19**

(Alameda County, Oakland Superior Court, Case Number: RG09-429715)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

3050 Fruitvale Avenue, Oakland, CA 94602

February 2009 to January 2010

**Receiver** (appointed to protect and manage an apartment building).

## **Lone Oak Fund, LLC. vs. R/C Modeler Corporation - Commissioner Bruce Mitchell Dept.**

**59**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC410513)

138 W. Sierra Madre Blvd. and 147 W. Mariposa Ave., Sierra Madre, CA 91204

March 2009 to December 2009

**Receiver** (appointed to protect and manage a commercial building and residential building).

## **East West Bank vs. 3<sup>rd</sup> International Investments Inc.-Judge Lawrence Appel Dept.16**

(Alameda County Superior, Oakland Court, Case Number:RG09440563)

252 International Blvd. Oakland, CA 94606

April 2009 to September 2009

**Receiver** (appointed to protect and manage a condominium building).

## **East West Bank vs. GTS Property Santa Ana, Inc. - Judge Brett C. Klein Dept.66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC410076)

689 S. Berendo St. Los Angeles, CA 90005

April 2009 to October 2009

**Receiver** (appointed to protect and manage a 37 unit Affordable Housing Project with tax credits).

## **Budget Financial Company vs. Gregory J. Tyler – Judge John M. True, III Dept 512**

(Alameda County, Oakland Superior Court, Case Number:RG09443908)

2401 Warring Street and 2815 Channing Way, Berkeley, CA 94704

May 2009 to March 2010

**Receiver** (appointed to protect and manage two student housing project)

## **Lone Oak Fund, LLC. vs. Central-Lexington Properties - Judge Brett C. Klein Dept.66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC409612)

344 North Central Ave., Glendale, CA 91203

May 2009 to October 2009

**Receiver** (appointed to protect and manage a commercial building)

## **Lone Oak Fund, LLC. vs. Michael Shadman - Judge Jeff Almquist, Dept. 5**

(Santa Cruz County, Santa Cruz Superior Court, Case Number: CV 164115)

344 Ocean Street, Santa Cruz, California 95060

June 2009 to December 2009

**Receiver** (appointed to protect and manage an apartment building)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

## **Jose Rocha v. Luis Gaytan - Judge Jerry K. Fields Dept. 69**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC389460)

1628 E. 42nd Street, Los Angeles, CA 90011

June 2009 to December 2009

**Referee/ Partitioner** (appointed over a single family home to protect, manager, sell and facilitate the division of proceeds amongst the parties).

## **Lone Oak Fund, LLC vs. Gonzalez - Judge Brett C. Klein Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC417185)

12110 Hadley Street, Whittier, CA 90601

16227 Lakewood Blvd., Bellflower, CA 90706

July 2009 to December 2009

**Receiver** (appointed to protect and manage a 7,473 square foot restaurant and a 16,099 square foot industrial building).

## **Nakagawa vs. Nakagawa, Judge Richard Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC391381)

5299 Sepulveda Blvd., Culver City, CA 90230

7600 South Sepulveda Blvd., Los Angeles, CA 90045

331 North Robertson Blvd, West Hollywood, CA 90048

12553 Venice Blvd., Los Angeles, CA 90066

22844 Hawthorne Blvd., Torrance, CA 90505

1448 Lincoln Blvd., Santa Monica, CA 90401

1447 7<sup>th</sup> Street, Santa Monica, CA 90401

August 2009 to October 2010

**Referee** (appointed over a portfolio of commercial properties valued at 27 million dollars to protect, manage, sell and facilitate the division of proceeds amongst the parties).

## **Lone Oak Fund, LLC. vs. 15101 Holdings, LLC - Judge David T. McEachen Dept. C-21**

(Orange County, Santa Ana Superior Court, Case Number: 30-200900288270)

15101 Red Hill Ave., Tustin, CA 92780

August 2009 to current July 2010

**Receiver** (appointed to protect and manage a 50,000 sq. ft. "Class A" office building collecting over \$1.5 million per year in rents).

## **Lone Oak Fund, LLC vs. Kan Fan Cheung, Judge Lauren P. Thomasson Dept. 32**

(San Joaquin County, Stockton Superior Court, Case Number: 39-2009-00223287-CU-STK)

2135 Stagecoach Road, Stockton, CA 95215

August 2009 to December 2009

**Receiver** (appointed to protect and manage a 42,000 square foot industrial warehouse).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

## **California Bank & Trust vs. Barham Properties, LLC - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC417017)

3300 Barham Boulevard, Los Angeles, CA 90068

September 2009 to August 2011

**Receiver** (appointed over a luxury condominium development to protect, manage, obtain entitlements, complete construction and sell the project).

## **JP Morgan Chase Bank vs. 2317 Frederic LLC - Judge Brett C. Klein Dept. 66**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC423578)

8742 Orion Ave, North Hills, CA 91343

October 2009 to November 2010

**Receiver** (appointed to protect and manage an apartment building).

## **Stephen Ellis v. Paul Kalra - Judge Mary H. Strobel Dept. 32**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC401854)

4391-011-009, 4391-020-008 and 4352-03-029 Beverly Hills, CA

November 2009 to October 2010

**Referee/ Partitioner** (appointed over 3 lots of land to protect, manage, sell and facilitate the division of proceeds amongst the parties).

## **Lone Oak Fund, LLC. vs. Marine Galstyan - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC430632)

1033 Willard Avenue, Glendale, California 91201

January 2010 to April 2010

**Receiver** (appointed to protect and manage an apartment building).

## **DFI Funding, Inc. vs. Alura At Washington Square, LLC. - Judge David W. Reed, Dept. 15**

(Yolo County, Woodland Superior Court, Case Number: CV 10-163)

412 - 420 6<sup>th</sup> Street, West Sacramento, CA 95605

January 2010 to January 2011

**Receiver** (appointed to protect, complete entitlements, and construct a residential housing project).

## **LCGI Mortgage Fund, LLC. vs. Sixth & E., LLC - Judge David W. Reed, Dept. 15**

(Yolo County, Woodland Superior Court, Case Number: CV 10-161)

Sixth and E Street, West Sacramento, CA 95605

January 2010 to January 2011

**Receiver** (appointed to protect, complete entitlements, and construct a residential housing project).



# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Robert J. Mantor vs. Connie Grant - Judge James E. Loveder, Dept. C03**

(Orange County, Santa Ana Superior Court, Case Number: 30-2009-00124151)

1916 W. Tedmar Ave., Anaheim, CA 92804

February 2010 to July 2010

**Referee** (appointed over a single family home and personal property to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**The City of Los Angeles vs. Ronald Carrol - Judge James C. Chalfant Dept. 85**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC431381)

3425 West 27<sup>th</sup> Street, Los Angeles, CA 90018

April 2010 to November 2010

**Receiver** (appointed over a historic single family home to manage, bring in compliance with city and state building ordinances, sell and facilitate the division of proceeds amongst the parties).

**B Squared, Inc. vs. Bret Moshier - Judge Barbara A. Meier Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC436476)

10965 Wright Road, Lynwood, California 90262

April 2010 current January 2011

**Receiver** (appointed to protect and manage an apartment building).

**Virginia Hattar vs. Daniel Chavez - Judge Richard Fruin Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC-424794)

1015 S. La Verne Avenue, Los Angeles, CA 90022

April 2010 to December 2010

**Referee/ Partitioner** (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).

**FDIC vs. Darlish Associates Limited - Judge Sidney P. Chapin, Dept. 4**

(Kern County, Bakersfield Superior Court, Case Number: S1500CV270302)

1430 Norma Street, Ridgecrest, California 93555

May 2010 current January 2012

**Receiver** (appointed to protect and sell a 96 unit public storage facility).

**Bank of Alameda vs. Willow Court Lofts - Judge Lawrence John Appel, Dept. 16**

(Alameda County, Oakland Superior Court, Case Number: RG10508193)

1675-1695 15<sup>th</sup> Street, Oakland, California 94607

May 2010 to June 2011

**Receiver** (appointed over 12 work/live condominiums to protect, manage, complete entitlements, complete construction, manage the Home Owners Association and sell the project).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Virginia Ree Winder vs. Winder - Judge Harry L. Powazek, Dept. 4**

(San Diego County, San Diego Superior Court, Case Number: 37-2008-00150238-pr-la-nc)  
2159 Foster Street., Oceanside, CA 92054

June 2010 to June 2011

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Concorde Equity II, LLC vs. O-Black, LLC. - Judge Everett A. Hewlett, Jr., Dept. 610**

(County of San Francisco, San Francisco Superior Court, Case Number: CGC-09-492710)  
California Department of Alcoholic Beverage Control License Nos. 466969

June 2010 to September 2011

**Receiver** (appointed to take possession and sell a liquor license).

**Ahmed Aly vs. Bassem Yousri - Judge Barbara M. Scheper Dept. F-49**

(Los Angeles County, Chatsworth Superior Court, Case Number: PC044086)  
23235 Highway 243 Pine Cove, California 92549

June 2010 to August 2010

**Receiver** (appointed over a gas station, market and postal depot to protect,, manage and sell).

**JP Morgan Chase Bank vs. Stephen Maki - Judge David Reed, Dept. 15**

(Yolo County, Woodland Superior Court, Case Number: CV09-1204)  
204 2<sup>nd</sup> Street, Sacramento, California 95605

June 2010 to December 2010

**Receiver** (appointed to protect and manage an apartment building).

**JP Morgan Chase Bank vs. Hanan Shiheiber - Judge George Miram, Dept. 28**

(San Mateo County, San Mateo Superior Court, Case Number: CIV 493254)  
789 El Camino Real, Burlingame, California 94010

June 2010 to September 2011

**Receiver** (appointed to protect and manage a 28 unit apartment building).

**Budget Financial Company vs. Gregory J. Tyler – Judge Wynne Carvill, Dept 21**

(Alameda County, Oakland Superior Court, Case Number: RG10-499443)  
2401 Warring Street and 2815 Channing Way, Berkeley, CA 94704

June 2010 to March 2011.

**Receiver** (appointed to protect and manage two student housing projects).

**Scott Ryan vs. Unique Holdings - Judge Joseph F. De Vanon, Dept. S**

(Los Angeles County, Los Angeles Superior Court, Case Number: GC043014)  
1041 W. Foothill Blvd., Arcadia, California 91006

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

July 2010 to September 2012

**Receiver** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Alon Varsha vs. Southern Assets, LLC - Judge Barbara A. Meier Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC442672)

1241 - 1249 West 37<sup>th</sup> Los Angeles, California 90007

July 2010 to February 2011

**Receiver** (appointed to protect and manage a \$4,000,000 student housing project near USC).

**Robert Schieberl vs. Cynthia Johnston - Judge Judith Craddick, Dept. 9**

(Contra Costa County, Martinez Superior Court, Case Number: C10-00642)

929 Wilson Avenue, Richmond, CA 94805

August 2010 to May 2011

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**525 East Twain, LLC vs. Western Asset Recovery, LLC – Judge Michael P. Villani, Department 17**

(Clark County, Las Vegas, Nevada, Eighth Judicial District Court, Case Number: A-10-622404-C)

525 East Twain Avenue, Las Vegas, Nevada 89169

August 2010 to November 2011

**Receiver** (appointed to protect and manage a 25,791 square foot retail strip mall).

**Elbert Branscomb vs. Kirtikumar Menon - Judge Verna A. Adams, Dept. J**

(Marin County, San Rafael Superior Court, Case Number: CIV 093705)

355 Canal Street, San Rafael, CA 94901

September 2010 current

**Receiver** (appointed to protect and manage a 42 unit apartment building).

**Michael Chernyavsky vs. Michael Dekhtyar - Judge David P. Yaffe Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC440114)

Denny's Restaurant Store 8019, 4760 East Cesar Chavez Ave., Los Angeles, CA 90022

September 2010 to January 2011

**Receiver** (appointed to protect, manage and operate a Denny's Franchise Restaurant with 35 employees).

**Francisco Valle vs. Isolina Valle - Commissioner Marjorie Slabach. Dept. 404**

(San Francisco County, San Francisco Superior Court, Case Number: FDI 10-772097)

La Mexicana Bakery, 2408 24<sup>th</sup> Street, San Francisco, CA 94110

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

October 2010 to October 2010

**Receiver** (appointed to audit and varify the sales of a business).

**Maria Coito vs. Manuel Andrade - Judge Luis R. Vargas, Dept. 63**

(San Diego County, San Diego Superior Court, Case Number: 37-2010-00096393-cu-or-ctl)

936 Loring Street, San Diego, CA 92106 and 3312 Canon Street, San Diego, CA 92106

October 2010 to October 2011

**Referee** (appointed over an apartment building and single family home to protect, manage and facilitate the distribution of proceeds amongst the parties).

**California Bank & Trust vs. Kentucky Street, LLC - Judge David W. Reed, Dept. 15**

(Yolo County, Woodland Superior Court, Case Number: CV 10-2173)

1500 East Kentucky Ave, Woodland, CA 95695

November 2010 to December 2011

**Receiver** (appointed over a 65,000 square foot industrial building to protect, manage and sell).

**California Bank & Trust vs. Sarbjit Singh Kang - Judge Judith S. Craddick, Dept. 9**

(Contra Costa County, Martinez Superior Court, Case Number: C10-00983)

425 Moraga Road, Moraga, CA 94556

December 2010 to January 2012

**Receiver** (appointed over a gas station, mini-mart and real estate to protect, manage and sell).

**Yoon Kim vs. Christina Lee - Judge Ann I. Jones Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC450120)

Niko Niko Sushi Restaurant 1755 N. Vermont Avenue, Los Angeles, CA 90027

December 2010 to November 2011

**Receiver** (appointed to conduct a forennsic accounting audit, draft report of findings for the Court and the parties, and potentially run and operate the business).

**Lone Oak Fund, LLC. vs. 6417 Selma, LLC - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC451743)

6417 Selma Ave., Los Angeles, California 90028

December 2010 to June 2011

**Receiver** (appointed to protect and manage a 27,776 square foot parking garage).

**Sushama Singapuri vs. Shashikant Singapuri - Judge Randolph E. Heubach Dept. 0**

(Marin County, San Rafael, Superior Court, Case Number: 060341 )

Tao Yuan, Blg 10, Apt 305, Shunyi County, Beijing China

Newport Business Plaza East, 4909 S. Coast Hwy. Newport, Oregon 97366

Aquarium Village, 3005 Ferry Slip Rd., Newport Oregon 97366

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

4979 S. Coast Hwy 101, Newport, Oregon, 97366  
Newport Business Plaza West, 4926 S. Coast Hwy. Newport, Oregon  
1500 E. Juana Ave, San Leandro, CA 94577  
171 Siesta Way, Sonoma, California 95476  
88 Great Circle Way, Mill Valley, CA 94941  
1616 Cupepper, Modesto, CA, 95351  
Yaquina Bay Development Corporation - Real Estate Holding Company  
Facets, Inc. - Jewelry Wholesaler  
December 2010 to October 2011

**Receiver** (appointed in a marital dissolution to protect, manage and sell businesses, real estate and other assets in excess of 12 million dollars).

## **JP Morgan Chase Bank vs. Jose L. Gomez - Judge George Miram, Dept. 28**

(San Mateo County, San Mateo Superior Court, Case Number: CIV 502198)  
319 Popular Avenue, Redwood City, California 94061  
January 2011 to August 2011

**Receiver** (appointed to protect and manage an apartment building).

## **Sung Lee vs. Wien Bakery LLC. - Judge Elizabeth White, Dept. 48**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC407761)  
Wien Bakery, 3035 W. Olympic Blvd., Los Angeles, CA 90006  
January 2011 to June 2012

**Receiver** (appointed to take possession, protect and operate a Bakery to pay judgment creditors).

## **Julius Lorenzo vs. Evelyn Bondoc - Judge David L. Minning, Dept. 61**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC405777)  
620 S. Griffith Park Drive, Burbank, CA 91506  
February 2011 to October 2011

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Summitbridge Credit Investments, LLC vs. Mostafa Behzadpour - Judge Mark H. Tansil, Dept. 18**

(Sonoma County, Santa Rosa, California Superior Court, Case Number: SCV249146)  
5085 Redwood Drive, Rohnert Park, CA 94928  
February 2011 to December 2011

**Receiver** (appointed over a gas station, mini-mart, carwash, Subway and real estate to protect, manage and sell).

## **Win Win Alexandria Union, LLC. vs. Monica H. Hujazi, as Trustee - Judge Barbara A. Meiers Dept. 12**

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(Los Angeles County, Los Angeles Superior Court, Case Number: BC456257)

621 S. Union Ave, Los Angeles, California 90017

March 2011 to current

**Receiver** (appointed to protect , manage a 68 unit apartment building and bring out of the Los Angeles City Rent Escrow Account Program (REAP)).

**Win Win Alexandria Union, LLC. vs. Monica H. Hujazi, as Trustee - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC456257)

1639-1645 N. Alexandria Avenue, Los Angeles, California 90027

March 2011 to current

**Receiver** (appointed to protect , manage a 78 unit apartment building and bring out of the Los Angeles City Rent Escrow Account Program (REAP)).

**Wei Liu vs. Yao Lin - Judge Frank Gafkowski Dept. S37**

(San Bernardino County, San Bernardino Superior Court, Case Number: COVDS 1016483)

Rialto Buffet, 201 E. Baseline Road, Rialto, CA 92376

April 2011 to August 2011

**Receiver** (appointed to take possession, protect and operate a Chinese Food Restaurant with 15 employees).

**Westamerica Bank vs. Orrin Thiessen - Judge Rene Auguste Chouteau, Dept. 17**

(Sonoma County, Santa Rosa, California Superior Court, Case Number: SCV247962)

640-940 McClelland Drive, Windsor, California 95492

9121-9086 Windsor Road, Windsor, California 95492

501-563 David Clayton Lane, Windsor, California 95492

212-220 Windsor River Road, Windsor, California 95492

9940 Starr Road, Windsor, California 95492-8977

April 2011 to November 2012

**Receiver** (appointed to protect and manage a 16 unit commercial and residential units).

**Araceli G. Hogan vs. Brent M. Hogan - Judge Thomas T. Lewis , Dept. 79**

(Los Angeles County, Los Angeles Superior Court, Case Number: BD423978)

1249 W. 6<sup>th</sup> Street, Los Angeles, CA 90017

May 2011 to May 2012

**Referee** (appointed over a 30 unit apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Budget Finance Company vs. Sonya Alexander - Judge Richard Keller, Dept. D-608**

(Alameda County, Oakland Superior Court, Case Number: RG10493759)

950 39<sup>th</sup> Street, Oakland, CA 94608

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

August 2010 to May 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Westamerica Bank vs. Jeffrey L. Freiberg - Judge Rene Auguste Chouteau, Dept. 17**

(Sonoma County, Santa Rosa, California Superior Court, Case Number: SCV249709)

579 1<sup>st</sup> Street West, Sonoma, California 95476

18017 Highway 12, Boyes Hot Springs, California 95416

May 2011 to June 2011

**Receiver** (appointed to protect and manage a mixed use commercial and residential building with a gas station).

**Budget Finance Company vs. Maria Elena Alcantar - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC464432)

321 Arbor Vitae Street, Inglewood, California 90301

June 2011 to May 2012

**Receiver** (appointed to protect and manage a mixed use commercial and apartment building).

**Lone Oak Fund, LLC vs. Rehabilitation Associates - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC464523)

1150 Laveta Terrace, Los Angeles California 90026 & 1138 Laguna Avenue, Los Angeles, CA 90026

June 2011 to December 2011

**Receiver** (appointed to protect and manage an apartment building).

**BNJ Ultraservice, Inc. vs. Advantage Chemical, Inc., Judge Paulette Durand-Barkley Dept.**

**2**

(Riverside County, Riverside Superior Court, Case Number: RIC 1111221)

43471 Ridge Park Drive, Temecula CA 92590

June 2011 to October 2011

**Receiver** (appointed to take control, protect and manage a national cleaning and sanitation product company).

**Miguel Grandos vs. Image Auto Body & Towing, Judge George Miram-Barkley Dept. 28**

(San Mateo County, San Mateo Superior Court, Case Number: CIV 503618)

2259 Spring Street, Redwood City, CA 94063

July 2011 to October 2011

**Receiver** (appointed to protect and manage an auto body and towing business).

**Lone Oak Fund, LLC vs. Clarita Fazzari - Judge Peter Kirwan Dept. 8**

(Santa Clara County, San Jose Superior Court, Case Number: 111CV-205508)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

1610 N. 4<sup>th</sup> Street, San Jose, California 95112

July 2011 to June 2012

**Receiver** (appointed to protect and manage a 21,000 square foot parking facility on 1 acre of land).

## **Michael Coombs vs. Archibald Cunningham - Judge Peter J. Busch, Dept. 301**

(San Francisco County, San Francisco Court, Case Number: CRF-10-510760)

1489 McAllister Street, San Francisco, California 94115

August 2011 current

**Referee** (appointed over a tenant in common project to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Cathy Sanford vs. Shanti Parker - Judge William F. Fahey, Dept. 78**

(Los Angeles County, Los Angeles Court, Case Number: BC450408)

939 N. Gordon Street, Pomona, California 91768

August 2011 to May 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Steven Aranda vs. Andrew Aranda - Judge Roy Paul, Dept. 88C**

(Los Angeles County, San Pedro Court, Case Number: NC043879)

760 W. 10<sup>th</sup> Street, San Pedro, California 90731

August 2011 to September 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Hilda Violeta Riofrio vs. Gustavo Beltran - Judge Mary Ann Murphy, Dept. 25**

(Los Angeles County, Los Angeles Court, Case Number: BC455335)

1204 S. Normandie Ave, Los Angeles, California 90006

September 2011 to November 2012

**Referee** (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties ).

## **Lone Oak Fund, LLC vs. Artisan Lofts Associates, LTD. - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC470376)

1745-1759 Glendale Boulevard, Los Angeles California 90026

September 2011 to December 2011

**Receiver** (appointed to protect and manage a 30,711 industrial/commercial complex).



# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

## **Oxford Mortgage Funds, L.P. vs. Garden View Professional Center, LLC - Judge Thomas**

### **P. Nugent, Dept. 30**

(San Diego County, San Diego Superior Court, Case Number: 37-2011-58115-cu-or-ctl)

499 N. El Camino Real, Encinitas, CA 92024

September 2011 current

**Receiver** (appointed to protect and manage a 31,423 square foot retail and medical office building).

## **Nghia T. Nguyen vs. Mark H. Nathan - Judge Sheila Fell, Dept. C22**

(Orange County, Santa Ana Superior Court, Case Number: 30-2011-00473056)

34422 Via Gomez, Dana Point, California 92624

121 Loma Lane, San Clemente, CA 92672

October 2011 to December 2011

**Receiver** (appointed to protect and manage two condominium projects).

## **Anthony Labroschiano vs. I Seed Films Incorporated - Judge Rolf M. Treu Dept. 58**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 459930)

August 2011 to May 2012

**Receiver** (appointed to protect, manage, sell five movie scripts, and facilitate the division of proceeds amongst the parties).

## **Stuart Smith vs. David Jewett - Judge Donna Gunnell Garza, Dept. S-38**

(San Bernardino County, San Bernardino Superior Court, Case Number: CIVDS 1015060)

24950 Highland Drive, Crestline, CA 92325

November 2011 to July 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Michael J. Kelley, Jr. vs. Livermore Acres, Inc. - Judge F Clark Sueryres, Dept. 41**

(San Joaquin County, Stockton Superior Court, Case Number: 39-2010-00253689-CU-MC-STK)

The Manteca Inn, 150 Northwoods Ave., Manteca, CA 95336

1405 Yosemite Ave., Manteca, CA 95336

293 E. Wetmore Ave., Manteca, CA 95337

301 E. Wetmore Ave., Manteca, CA 95337

29211 Mission Blvd., Hayward, CA 94544

2164 Lathrop Road, Lathrop, CA 95330

18020 N. Highway 88, Lockeford, CA 95237

November 2011 current

**Receiver** (appointed to protect, manage and sell a 50 unit hotel, commercial properties and vacant land. Also, conduct a creditors claims procedure and dissolution of the corporation).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

## **Community Commerce Bank vs. The Baptist Church Of The New Covenant In Jesus Christ - Judge Ana Maria Luna, Dept. 1**

(Los Angeles County, Downey Superior Court, Case Number: 11C00563)  
10843-10857 Kenney Street, Norwalk, CA 90650

November 2011 to December 2011

**Receiver** (special purpose receivership to handle the disposition of personal property and establish commercial rental values to be included in the court's judgment).

## **Hem Gupta vs. Narendra Gupta - Judge Valerie Adair, Dept. 21**

(Clark County, Las Vegas, Nevada Superior Court, Case Number: A-10-624533-C)  
1325 E. Hacienda Avenue, Las Vegas, Nevada 89119

November 2011 current May 2012

**Referee** (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties ).

## **First National Bank of Northern California vs. Anthony Caruso - Judge Patricia Lucas Dept. 2**

(Santa Clara County, San Jose Superior Court, Case Number: 111CV213735)  
144-148 E. Santa Clara Street, San Jose, California 95113  
22 N. White Road, San Jose, California 95127

November 2011 to December 2012

**Receiver** (appointed to protect and manage a retail strip mall and a mixed use retail/residential property).

## **Joan Brown vs. Massoletti Cheek Financial, Inc. - Judge Lynn Duryee, Dept. L**

(Marin County, San Rafael, California Superior Court, Case Number: 025229)  
December 2011 to current

**Receiver** (post judgment appointment to sell assets to collect on a \$330,000 judgment.)

## **Kaufman Kaufman & Miller LLP vs. Anthony Sestanovich - Judge John Shepard Wiley, Jr., Dept. 50**

(Los Angeles County, Los Angeles Court, Case Number: BC424418)  
11027 Blix Street, North Hollywood, California 91602

April 12, 2011 to December 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Budget Funding, LLC vs. Ali A. Saleh - Judge William A. Mayhew, Dept. 21**

(Stanislaus County, Modesto Superior Court, Case Number: 670618)  
410-416 6<sup>th</sup> Street, Modesto, CA 95354

January 2012 to August 2012

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Receiver** (appointed to protect and manage two apartment buildings).

**Cornerstone Diversity, LLC vs. Jacob Khazanovich - Judge David I. Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2011-00097586)

Assessor Parcel Number 220-0420-021, Sacramento, California 95842

January 2012 to August 2012

**Referee** (appointed over 6.28 acres of land to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Maria Velasquez vs. Francisco Nunez - Judge Kevin C. Brazile, Dept. 20**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC424013)

11819 Civic Center Drive, Hawaiian Gardens, California 90716

January 2012 to current

**Referee** (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Esther Juarez vs. Jorge Martin De Anda - Judge Harold Kahn, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-09-493126)

1051 Shotwell Street, San Francisco, California 94110

February 2012 to July 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Corvorn LLC vs. Eileen Long, Judge Loretta Giorgi, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CPF-09-509680)

1568 Haight Street, San Francisco, CA 94117

February 2012 to May 2013

**Receiver** (post judgment appointed to protect, manage, operate and sell a restaurant and bar).

**Bank of America vs. Mitra K. Sadeghzadeh - Judge Paul M. Marigonda, Dept. 5**

(Santa Cruz County, Santa Cruz Superior Court, Case Number: CV173146)

1455 Freedom Blvd., Watsonville, CA 95076

February 2012 to December 2012

**Receiver** (appointed over a gas station, mini-mart and real estate to protect, manage and sell).

**Lone Oak Fund, LLC vs. Pacific Interventure, Inc. - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC482088)

10217-10225 Hillhaven Ave., Tujunga, CA 91402

April 2012 to January 2013

**Receiver** (appointed to protect and manage a 27 unit apartment building).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

## **Occidental Resources vs. Undisclosed Company - Judge John Ditsworth, Dept. 203**

(Maricopa County, Mesa Superior Court, Case Number: (Provided upon request)

Phoenix, Arizona

March 2012 to November 2012

**Receiver** (appointed to protect and manage a nationwide precious metals company).

## **Wells Fargo Bank vs. Golden Gate Community Health, Judge Harold Kahn, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-12-519439)

815 Eddy Street, San Francisco, CA 94109

March 2012 to August 2012

**Receiver** (appointed to protect, manage and sell an office building that was owned by Planned Parenthood).

## **Lone Oak Fund, LLC. vs. Benyam Mulugeta - Judge John True, Dept. 510**

(Alameda County, Oakland Superior Court, Case Number: RG12-634973)

The Lake Merritt Hotel, 2332 Harrison Street, Oakland, CA 94612

June 2011 to May 2013

**Receiver** (appointed to protect , manage and operate a 156 unit historic hotel).

## **Jerry Manpearl vs. Eric Fintzi, Judge Allan J. Goodman, Dept. P**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC113489)

2619 Exposition Boulevard, Los Angeles CA 90018

July 2012 to March 2013

**Receiver** (post judgment appointed to take possession and sell rare African Art).

## **CERF SPVI, LLC vs. Cherokee Simeon Ventures, I, LLC - Judge Judith A. Sanders, Dept. 60**

(Contra Costa County, Martinez Superior Court, Case Number: C12-00284)

Campus Bay, 4677 Meade Street, Richmond, CA 94804

July 2012 to current

**Receiver** (appointed to protect, manage and monitor a Superfund Environmental Clean-up for an 85 acre biotechnology property on the San Francisco Bay).

## **Patrick O'Loughlin vs. P.O.L. Incorporated - Judge William M. Monroe, Dept. C16**

(Orange County, Santa Ana Superior Court, Case Number: 30-2011-00473932)

1465 Hillcrest, Laguna Beach, CA 92651

285,287,289,291 San Joaquin, Laguna Beach, California 92651

July 2012 to November 2012

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Referee** (appointed over a single family home and an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties ).

**Bank of New York Mellon vs. Peter Hak Pe - Judge David I. Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2012-00124519)

8651 Folsom Boulevard, Sacramento, California 95826

July 2012 to December 2013

**Receiver** (appointed over a gas station and mini-mart to protect, manage and sell).

**Van My Lieu vs. Phuong My Lieu - Judge Edward Simpson, Dept. NER**

(Los Angeles County, Pasadena Superior Court, Case Number: GC048781)

2723 Pine Street, Rosemead, California 91770

September 2012 to October 2012

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**White Zuckerman vs. Mark E. Lipp, Judge Maria E. Stratton, Dept. NWT**

(Los Angeles County, Van Nuys Superior Court, Case Number: LC093932)

Corporate Entity: ALJA, LLC.

September 2012 to September 2012

**Receiver** (post judgment appointed to sell a corporate ownership interest to satisfy a judgment).

**Bank of New York Mellon vs. Sha Capital, Inc. - Judge Laurel S. Brady, Dept. 31**

(Contra Costa County, Martinez Superior Court, Case Number: CIVMSC 12-01134)

Martinez Car Wash and Union 76 Gas Station, 3950 Alhambra Avenue, Richmond, CA 94533

September 2012 to current

**Receiver** (appointed over a car wash and gas station to protect, manage, operate and sell).

**B Squared, Inc. vs. Renato Ferrer - Judge Edward Simpson, Dept. NE-R**

(Los Angeles County, Pasadena Superior Court, Case Number: GC 050129)

1415,1425 and 1435 N. Garfield Avenue, Pasadena, CA 91104

September 2012 to current

**Receiver** (appointed to protect, manage and operate a senior assisted living facility).

**Patrick Bigham vs. Jo Ann Bigham - Judge James L. Stoelker, Dept. 18**

(Santa Clara County, San Jose Superior Court, Case Number: 112-CV-222194)

1416 Bellville Way, Sunyvale, California 94087

September 2012 to April 2013.

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Century City Medical Plaza, ETC vs. Undisclosed Medical Practice, Judge Joseph S. Biderman**

(Los Angeles County, Los Angeles Superior Court, Case Number: SC097659)

Corporate Entity: Joint Effort Medical Wellness

October 2012 to current

**Receiver** (post judgment appointed to protect and operate a physical therapy clinic).

**Marriage of Ismatlyan Volga & Shahoian Hamlet, Department 2B, Teresa Beaudet**

(Los Angeles County, Los Angeles Superior Court, Case Number: BD512364)

Haykshen Market, 310 E. California Ave., Glendale, California 91206

October 2012 to December 2012

**Receiver** (family law receivership-appointed to verify cash sales of a market and provide an accounting to the Court and parties).

**Colfin Bow Funding B, LLC vs. Calstar Investments, LLC - Judge William D. Palmer, Dept. 15**

(Kern County, Bakersfield Superior Court, Case Number: S-1500-CV-277435 WPD)

Apna Plaza, 228-318 White Lane, Bakersfield, California 93307

October 2012 to November 2013

**Receiver** (appointed over a Shell gas station and 103,000 square foot retail center to protect, manage, and sell).

**Bank of New York Mellon vs. Paul Gosal dba Valley Arco - Judge B.W. McNatt, Dept. 42**

(San Joaquin County, Stockton Superior Court, Case Number: 39-2012-00284697 CU-OR-STK)

Valley ARCO Gas Station, 16 East Harding Way, Stockton, CA, 95204

October 2012 to December 2013

**Receiver** (appointed over a gas station and c-store to protect, manage, operate and sell).

**Karim and Liana Tahir vs. Jimmy Budihalim and Tara Tahir, Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-10-504897)

1607 Milvia Street, Berkeley, CA 94709

2321 Blake Street, Berkeley, CA 94704

November 2012 to September 2013

**Receiver** (appointed over two apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**In re: Belcorp Resources, Inc. - Judge Bruce A. Markell, Foley Courtroom 3 (third floor)**

(Clark County, Las United States Bankruptcy Court District of Nevada, Case Number: BK-S-12-16650-bam)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

Chevron Gas Station and Real Estate, 3685 N. Moapa Valley Blvd., Logandale, NV, 89021  
November 2012 to March 2013

**Chapter 11 Trustee** (appointed over a gas station, c-store, car wash and commercial real estate to protect, manage, operate, sell and payoff creditors).

**Bank of New York Mellon vs. Shamsuddin Faquiryan - Judge Bob W. McNatt, Dept. 42**

(San Joaquin County, Stockton Superior Court, Case Number: 39-2012-00285494 CU-OR-STK)

Lathrop Chevron Gas Station, 140 Lathrop Road, Stockton, CA, 95330

November 2012 to May 2013

**Receiver** (appointed over a gas station and c-store to protect, manage and sell).

**Ann F. Turquand vs. Susan Turquand - Judge Michael Paul Linfield, Dept. 10**

(Los Angeles County, Los Angeles Court, Case Number: BC470646)

212 Whittley Ave, Avalon, California 90704

February 2013 to September 2013

**Referee** (appointed over a single home on Catalina Island to protect, manage, sell and facilitate the distribution of proceeds amongst the parties ).

**John H. Sibbison vs. Christin Trimpi - Judge Cary H. Nishimoto, Dept. SW-E**

(Los Angeles County, San Pedro Superior Court, Case Number: YC062189)

Malibu California APN: 4453-001-022

August 2012 to current

**Receiver** (post judgment appointed to protect, manage and sell land in Malibu California for the payment of a creditor).

**Miguel L. Arreola vs. Brenda Black - Judge Robert H. O'brien Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC496157)

6812 11<sup>th</sup> Avenue, Los Angeles CA 90043

March 2013 to March 2014

**Receiver** (appointed to protect and manage a 26 unit apartment building).

**City National Bank vs. Monarch/Philadelphia, LLC - Judge Barbara Meiers, Dept. 12**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC447913)

12015 and 12031 Philadelphia Street, Whittier, CA 90601

April 2013 to current

**Receiver** (appointed over a 100,125 square foot industrial manufacturing facility to protect, manage and sell).

**Michael Kizhner vs. Tatiana Kuniansky - Judge David J. Cowan, Dept. F**

(Los Angeles County, Los Angeles Superior Court, Case Number: SD031611)

April 2013 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Receiver** (appointed in over a marital dissolution to take possession of safety deposit boxes and multiple storage lockers of fine art).

**Luz Camacho vs. Rogelio Jimenez - Judge Ramona G. See, Dept. M**

(Los Angeles County, Torrance Superior Court, Case Number: YC064429)

4065 W. 135<sup>th</sup> Street, Torrance, CA 90250

April 2013 to current

**Referee** (appointed over an apartment complex to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Emmanuel B, David vs. Marlene Z. Robertson - Judge Edward Simpson, Dept. NE-R**

(Los Angeles County, Pasadena Superior Court, Case Number: GC050829)

(address upon request) Pasadena, California 91103

April 2013 to current

**Receiver** (appointed to manage the real estate for 129 bed skilled nursing facility).

**Louis Dimaggio vs. Diane Dimaggio - Judge Judge David B. Flinn, Dept. 6**

(Contra Costa County, Martinez Superior Court, Case Number: CIVMSC 11-00890)

1785 Rockwood Place, Concord, California 94521

May 2013 to current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Joyce P. Cox vs. C.C. Ryder - Judge Harvey Silberman, Dept. K**

(Los Angeles County, Pasadena Superior Court, Case Number: GD 050651)

1324 West 37<sup>th</sup> Drive and 1225 West Exposition Blvd, Los Angeles, CA. 90007

April 2013 to June 2013

**Receiver** (appointed to protect and manage an apartment building).

**Pride 76, Inc. vs. H & C Energy - Judge Perry Parker, Dept. B**

(Sutter County, Yuba City Superior Court, Case Number: CVCS13-1142)

76 Food Mart, 1466 Colusa Highway, Yuba City, CA, 95993

June 2013 to current

**Receiver** (appointed to protect and manage, operate a gas station and c-store).

**Wells Fargo Bank vs. Mavic Ramos, Judge Robert D. McGuinness, Dept. 22**

(Alameda County, Oakland, Superior Court, Case Number: HG13682822)

389 Juana Avenue, San Leandro, CA 94557

July 2013 to current



# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Receiver** (appointed to perform an audit of a 28 bed assisted living facility to make sure the facility was financial sound and in compliance with California Department of Social Services regulations.)

**Sovereign Asset Management , Inc. vs. Lake Arrowhead Treatment Center, Inc., Judge Steven S. Streger, Dept. C16**

(Orange County, Santa Ana, Superior Court, Case Number: 30-2013-00627969-CU-BC-CJC)

975 Nadelhorn Drive, Lak Arrowhead, CA 92352

414 Darfo, Crestline, CA 92325

373 Emerald Drive, Lake Arrowhead Villa Road, Lake Arrowhead, CA 92352

28914 Hook Creek Road, Cedar Glen, CA 92321

815 Arrowhead Villa Road, Lake Arrowhead, CA 92352

July 2013 to current

**Receiver** (appointed in a partnership dispute over five drug and alcohol abuse centers to control revenue, conduct an accounting of past operations, distribute funds amongst the different locations and provide reports to the court and the parties.)

**Iris Brandt vs. Lelia Lee Fountain - Judge Julia C. Kelety, Dept. PC-2**

(San Diego County, San Diego Superior Court, Case Number: 37-2011-00150130-PR-LA-NC)

4305 E. Overlook Drive, San Diego, California 92115

August 2013 current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**CitiMortgage, Inc. vs. Mark E. Yeadaker - Judge George Miram, Dept. 28**

(San Mateo County, San Mateo Superior Court, Case Number: CIV 523312)

81, 83, 85 Elder Lane, Pacifica, CA 94044

85 Clarendon Road, Pacifica, CA 94044

August 2013 to current

**Receiver** (appointed to protect and manage a multi-family rental property).

**Reginaldo Pena vs. Carlos R. Peraza - Judge John G. Evans, Dept. P51**

(Riverside County, Riverside Superior Court, Case Number: INS1202590)

Liquor License 465641 located at 68449 Peraza Road, Cathedral City, CA 92234

August 2013 to current

**Receiver** (post judgment appointment to take control and sell a liquor license to pay a judgment holder ).

**Lone Oak Fund, LLC. vs. Innocenti, LLC., Judge Harry M. Dorfman, Dept. 501**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-13-533770)

2017 to 2021 Powell Street, San Francisco, CA 94133

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

September 2013 to March 2014

**Receiver** (appointed to protect, and manage an apartment building).

**Wells Fargo Bank vs. Baird Niece Corporation, Judge Melinda Reed Dept. 1**

(Tulare County, Visalia Superior Court, Case Number: VCU 252795)

60 E. Street, Porterville, CA 93257

September 2012 to current

**Receiver** (appointed over a citrus grove and produce packing business to protect, manage, operate and sell).

**Douglas Turner vs. Pierre Moeini - Judge Russell S. Kussman, Dept. Q**

(Los Angeles County, Van Nuys Superior Court, Case Number: LC 097846)

22456 Ventura Boulevard, Woodland Hills, CA 91364

September 2013 to current

**Receiver** (appointed to protect and manage a bar and restaurant and provide accounting services).

**Stohlman & Rogers, Inc. vs. Abdul Rauf - Judge Perry Parker, Dept. B**

(Sutter County, Yuba City Superior Court, Case Number: CVCS10-1460)

Liquor license 436524 located at 720 5<sup>th</sup> Street, Arbuckle, CA 95912

September 2013 to current

**Receiver** (post judgment appointment to take possession of a liquor license and sell to pay judgment ).

**Charlene Ayodele vs. Emmanuel Ayodele - Judge Robert E. Willett, Dept. 43**

(Los Angeles County, Los Angeles Superior Court, Case Number: BD538391)

11126 S. Main Street, Los Angeles, CA 90061

September 2013 to January 2014

**Receiver** (appointed to protect and manage a medical practice and sell real estate to pay spousal support).

**Amy Nabi vs. Hatif Habib Nabi - Judge Patrick A. Cathcart, Dept. 83**

(Los Angeles County, Los Angeles Superior Court, Case Number: BD 274538)

9009 Laurel Canyon Blvd., Sun Valley, CA 91352

September 2013 to current

**Receiver** (post judgment appointed to operate a marble and slate company to pay spousal support).

**Bank of The West vs. Red Hill Plaza, LLC - Judge David Chaffee, Dept. C20**

(Orange County, Santa Ana Superior Court, Case Number: 30-2013-00676634-CU-MC-CJC)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

1400 Reynolds Avenue, Irvine, CA 92614

September 2013 to current

**Receiver** (appointed over a medical office building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties ).

**Chris Chen vs. Frederick Staurt Franz - Judge Mark H. Pierce, Dept. 9**

(Santa Clara County, San Jose Superior Court, Case Number: 112-CV-237304)

349-357 Richmond Avenue, San Jose, California

September 2013 to current

**Referee** (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Karen Timmes vs. Daniel Armijo – Judge Brian Gasdia, Dept. F**

(Los Angeles County, Los Angeles Court, Case Number: VC62695)

2805 Nebraska Avenue, South Gate, California 90280

September 2013 to current

**Referee** (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties ).

**City of Culver vs. Anthony Pappas - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court, Case Number: BS142953)

4275 to 4277 Revere Place, Culver City, CA 90232

October 2013 to current

**Receiver** (appointed as a Health and Safety Receiver to bring a duplex into compliance with building and fire codes).

**Security Lending, LTD vs. TK & EF - Judge Margaret Miller Bernal, Dept. C**

(Los Angeles County, Norwalk Superior Court, Case Number: VC063552)

6136 to 6142 Walker Ave., Maywood, CA 90270

October 2013 to current

**Receiver** (appointed over an industrial building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Chris Chen vs. Frederick Staurt Franz - Judge Laurel Brady, Dept. 31**

(Contra Costa County, Martinez Superior Court, Case Number: C12-02818)

2666 Taylor Road, Bethel Island, California 94511

September 2013 to current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Galya Tarmu vs. Aurora Loan Servicing Inc. - Judge Richard Stone, Dept. M**

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(Los Angeles County, Santa Monica Superior Court, Case Number: SC101815)

108 Paloma Avenue., Venise, CA 90291

October 2013 to current

**Receiver** (appointed over an apartment building to protect and manage).

**John Thomas vs. Ben Yadegarian - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court, Case Number: 10K21121)

Green Room Billiards, 3458 N. San Fernando Road, Los Angeles, CA 90065

November 2013 to current

**Receiver** ( Post judgment receiver appointed to sell ownership stock certificates to pay judgment).

**Thomas Balsamo vs. John Balsamo - Judge Randa Trapp, Dept. C-70**

(San Diego County, San Diego Superior Court, Case Number: 37-2013-00050649-CU-OR-CTL)

825 Granger Street, San Diego, California 92154

December 2013 to current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Daniel Israel vs. David Israel - Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC120612)

1109 Wooster Street, CA 90035

December 2013 to current

**Receiver** (appointed over an apartment building to protect, manage and sell. Also appointed to marshal books and records and create an accounting for 28 years).

**Edward L. Perez vs. Theodore Wiesand - Judge Robert H. O'Brien, Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC465205)

236-238 S. Avenue 55, Los Angeles, CA 90042

December 2013 to current

**Receiver** (appointed over two apartment buildings to protect and manage).

**Alicia Marie Manlove vs. David Kenneth Warner - Judge Ross M. Klein, Dept. S-27**

(Los Angeles County, Long Beach Superior Court, Case Number: NC058906)

2710 Fanwood Avenue, Long Beach, California 90815-1332

December 2013 to October 2014

**Referee** (appointed over a single family home to protect, manage, sell, and facilitate the distribution of proceeds amongst the parties).

**Oxford Mortgage Funds, L.P. vs. Grace S. Chizar – Judge Ronald E. Quidachay, Dept 501**

(San Francisco County, San Francisco Superior Court, Case Number: CGC 13-534775)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

2901 Channing Way, Berkeley, CA 94704

December 2013 to current

**Receiver** (appointed to protect and manage a student housing project).

## **City of Fontana vs. Jose Luis Montoy - David Cohn, Dept. S35**

(San Bernardino County, San Bernardino Superior Court, Case Number: CIVDS1312447)

11374 Dogwood Court, Fontana, CA 92415

December 2013 to January 2014

**Receiver** (appointed as a Health and Safety Receiver to bring a single family home into compliance with building codes).

## **RES-CA Nadina Groves, LLC vs. Vicki Bird - Judge Theodor C. Albert - Central Bankruptcy Court**

(Orange County, Santa Ana Bankruptcy Court, Case Number: 8:11-bk-23508-TA)

3512 Beach Road, Capistrano Beach, CA 92624

Betram Yacht/Super Bird, 34555 Casitas Place, Dana Point, CA 92629

December 2013 to current

**Substitute Custodian** (appointed to assist the United States Marshal and taking possession of personal property at a beach front estate and a 57 foot yacht to pay a multi-million dollar judgment).

## **Norastine Ghee vs. Alexis Pleasant - Judge Richard E. Rico, Dept. 17**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC477862)

1081 Sycamore, Los Angeles CA 90019

3010 W. Martin Luther King Blvd., Los Angeles, CA 90008

December 2013 to current

**Referee** (appointed over two apartment buildings to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Lone Oak Fund, LLC. vs. South California LLC - Judge Timothy Taylor, Dept. C-72**

(San Diego County, San Diego Superior Court, Case Number: 37-2013-00078556-CU-OR-CTL)

7421 Draper Avenue, La Jolla, CA 92037

1205 Blinas Bay Court, Chula Vista, CA 91913

524 Reisling Terrace, Chula Vista, CA 91913

December 2013 to current

**Receiver** (appointed over two single family homes and an apartment building to protect and manage the properties).

## **Mechanics Bank vs. Almaden Associates, LLC - Judge George Spanas, Dept. 34**

(Contra Costa County, Martinez Superior Court, Case Number: C14-00010)

7950 Dublin Blvd., Dublin, CA 94568 (70,110 square foot office building)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

18120 Bollinger Canyon Road, San Ramon, CA 94583 (93,730 square foot industrial/office building)

1609 Lawrence Road, Danville, CA 94506 (3.27 acres of undeveloped land)

APN: 2011-010-035 City of San Ramon, CA (Two residential homes)

January 2014 to current

**Receiver** (appointed to protect, manage and operate a portfolio of office, industrial, undeveloped land and residential homes).

## **Lindsay Williams vs. Joe Reynolds, M Bar & Restaurant, Judge Michael Harwin, Dept. M**

(Los Angeles County, Van Nuys Superior Court, Case Number: BC 477082)

1253 N. Vine, LA CA 90038

January 2014 to current

**Receiver** (post judgment appointed to secure and sell a liquor license).

## **Christopher Kirk vs. Tamila Kirk - Judge Kenneth Fernandez, Dept. F-401**

(Riverside County, Riverside Superior Court, Case Number: RID1302628)

Satewide Towing, 190 N. Main Street, Riverside, CA 92501

November 2013 to current

**Receiver** (family law appointment to marshal and account for funds of a towing business. Also to conduct an inventory and appraisal of the business).

## **Flag City ARCO Station - Debtor Yousif H. Halloum - Judge Christopher M. Klein, Dept. 3-200**

(United States Bankruptcy Court - Eastern District of California, No. 2012-21477-C-11)

Flag City ARCO, 14931 N. Flag City Blvd., Lodi, CA, 95242

February 2014 to current

**Project Manager for the Chapter 7 Trustee** (appointed to protect, manage, operate a gas station, carwash, restaurant and c-store).

## **Colfin Bow Funding LLC vs. John M. Coyle - Judge Philip A. Champlin, Dept. C-10**

(Solano County, Fairfield Superior Court, Case Number: FCS 042530)

740 Texas Street, Fairfield, CA 94533

March 2014 to current

**Receiver** (appointed over a 11,112 square foot historic office and retail building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Alan J. Villarine/Petro-Val vs. Clayton Ludington/Petro-Lud - Judge David R. Lampe, Dept. 11**

(Kern County, Bakersfield Superior Court, Case Number: S-1500-CV-281130-DRL)

Maricopa Oil Lease Contract in Maricopa California

Edison Oil Lease Contract in Edison California

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

April 2014 to current

**Receiver** (appointed to oversee and dissolve a business partnership that owned and operates two active oil producing fields).

**Phyllis Sue Solomon vs. Jocelyn S. Korchak - Judge Robert L. Hess, Dept. 24**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 509300)

970 N. Serrano Avenue, Los Angeles, CA 90029

5432 Barton Avenue, Los Angeles, CA 90038

April 2014 to current

**Referee** (appointed to oversee appraisals of two rental income properties and make recommendations to the parties and the court regarding equalization payments to partition properties).

**HSBC Bank vs. Dara Petroleum, Inc. - Judge William B. Shubb, Dept. 24**

(United States District Court, Eastern District of California, Case Number: 2:09-CV-02356-WBS-EFB)

3499 El Camino Avenue, Sacramento, CA 95821

May 2014 to current

**Receiver** (appointed to protect, manage, and sell a gas station and c-store).

**Reginald Wayne Clark vs. Pacific Management & Research Corp. - Judge Bryan F. Foster, Dept. S26**

(San Bernardino County, San Bernardino Superior Court, Case Number: CIVDS1408584)

430 N. Vineyard Avenue, Suite 320, Ontario, California, 91764

June 2014 to current

**Receiver** (appointed to take possession of a corporation that provided investment services in real property tax liens, secure and sell assets, make distributions to investors).

**Ricardo Perez vs. Juana Perez - Judge Armen Tamzarian, Dept. CE 84**

(Los Angeles County, Los Angeles Superior Court, Case Number: BD414421)

Bank of America Safety Deposit Box

July 2014 to current

**Receiver** (appointed to take possession of \$105,000 of cash in safety deposit box and make court instructed payments).

**2012-SIP-1 Ventures, LLC vs. Sonora Petroleum, Inc. - Judge Charles D. Wachob, Dept. 42**

(Placer County, Roseville Superior Court, Case Number: S-CV-0034285)

2990 Foothills Boulevard, Roseville, CA 95747

July 2014 to current

**Receiver** (appointed to protect and manage a retail strip mall).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Laren Ellsworth vs. Ryan Ellsworth - Judge Douglas R. Holt**

(Graham County Arizona, Safford Superior Court, Case Number: CV2014-00056)

25 Single Family Homes throughout Phoenix and Northern Arizona

July 2014 to current

**Receiver** (appointed to protect, manage, and sell 25 single family homes throughout Phoenix and Northern Arizona and dissolve a family trust).

**Lone Oak Fund vs. Gold River Valley, LLC. - Judge Luis A. Lavin, Dept. 82**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC552238)

650 to 652 Lake Avenue, Pasadena, CA 91106

September 2014 to current

**Receiver** (appointed to collect and safeguard rents for 12 unit condominium complex that was being utilized as a rental income property).

**Ryan Mak & Norris Mak vs. M.S.W. Enterprises, Inc. - Judge Ernest Goldsmith, Dept. 302**

(San Francisco County, San Francisco Court, Case Number: CGC-13-530302)

1608 Polk Street, San Francisco, California 94109

August 2011 current

**Receiver** (appointed to run and operate a sushi restaurant).

**SBDL Productions, LLC vs. Joseph Brestz - Judge Mark Borenstein, Dept. 44**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC462635)

September 2014 to current

**Receiver** (Post judgment receiver to sell share of Digital Development Group Corp. to satisfy judgment).

**Craig Goldman vs. Gary Pesner. - Judge Craig Griffin, Dept. 17**

(Orange County, Orange County Superior Court, Case Number: 30-2104-00712683)

650 to 652 Lake Avenue, Pasadena, CA 91106

October 2014 to current

**Receiver** (appointed to collect and safeguard rents for an 18 apartment units, evaluated partnership interests and provide recommendations for dissolution or buy-out).

**Louis and Alice Ross Family Trust. - Judge Michael Levanas, Dept. 5**

(Los Angeles County, Los Angeles Superior Court, Case Number: BP154893)

3520, 3521, 3525, 3545, 3547, 3551 Lynwood Road, Lynwood CA 90262

11615, 11607 Lewis Street, Lynwood CA 90262

October 2014 to current

**Receiver** (appointed to take control and operate trust).

**Lone Oak Fund, LLC vs. Capital Advantage LLC, Judge Garrett L. Wong, Dept. 501**



# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(San Francisco County, San Francisco Superior Court, Case Number: CGC-14-542184)  
117 Post Street, San Francisco, CA 94108  
October 2014 to current  
**Receiver** (appointed to protect and manage 18,000 square foot class A office building).

## **Estella M. Villacorta vs. Eugenie M. Villacorta. - Judge Geoffrey T. Glass, Dept. C-32**

(Orange County, Orange County Superior Court, Case Number: 30-2104-00735578)  
8288 East Oak Ridge Circle, Anaheim, CA 92808  
October 2014 to current  
**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Jennifer Stoff vs. Michael Stoff - Judge Michael S. Groch, Dept. F-1**

(San Diego County, San Diego Family Law Court, Case Number: D530163)  
6749 Top Gun Street, San Diego, CA 92126  
721-723, 725 Cohasset Court, Pacific Beach, CA 92109  
6737 Aqueduct Court, San Diego, CA 92119  
7661 Girard Avenue, La Jolla, CA 92037  
3535 Linda Vista Drive #221, San Marcos, CA 92078  
Highway 79, Warner Springs, CA 92086 (APN 114-140-39)  
9424 Abraham Way, Santee, CA 92071  
9711 Mission Gorge Road, Santee, CA 92071  
2810 Mission Blvd. #B, San Diego, CA 92109  
8325 Camino Santa Fe, San Diego, CA 92121  
501 E. Stassney Lane, Augstin, Texas 78745  
532 N. First Street, Tucson, Arizona 85719  
October 2014 to current  
**Receiver** (appointed over a marital estate to manage estate, protect properties, manage properties, and sell property with the consent of the parties.)

## **2012-SIP-1 Ventures, LLC vs. Fox Oil, Inc. and Gurraj S. Grewal - Judge Raymond M. Cadei, Dept. 54**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2012 00163704)  
8901 Madison Avenue, Fair Oaks, CA 95628  
October 2014 to current  
**Receiver** (appointed to protect and manage a gas station).

## **David Weinstein vs. Lawrence Baldasano/Village Square Realty - Judge Rebecca Connolly, Dept. 4**

(Santa Cruz County, Santa Cruz Superior Court, Case Number: CV180289)  
23505 Schulties Road, Los Gatos, CA 95033-8712

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

October 2014 to current

**Receiver** (appointed to protect and manage a single family home).

**Lone Oak Fund, LLC vs. Karen Louise Federoff - Judge Laura A. Matz, Dept. NCGE**

(Los Angeles County, Glendale Superior Court, Case Number: EC063079)

621, 629 W. Colorado Blvd., Monrovia, California 91016

214 Grand Avenue, Monrovia, California 91016

October 2014 to current

**Receiver** (appointed to protect and manage a portfolio of properties consisting of single family homes).

**BMR-Bunker Hill LP vs. San Diego Regenerative Medicine Institute - Judge Timothy Taylor, Dept. C-72**

(San Diego County, San Diego Superior Court, Case Number: 37-2012-00042147-CL-UD-CTL)

San Diego County

November 2014 to current

**Post Judgment Receiver** (appointed to sell company assets, patents, and intellectual properties to pay judgment).

**The People of The State Of California vs. Alvernaz Partner, LLC - Judge Dennis Hayashi, Dept. 522**

(Alameda County, Oakland Superior Court Case No. RG14737036)

8603 and 8701 Hillside Street, Oakland, CA 94605

November 10, 2014 to August 2015

**Receiver** (appointed to evaluate the property for compliance with state and local laws regarding habitability and implement a plan to resolve all code violations and eliminate gang and illegal activities at the property for this 72 unit apartment building).

**McWhirter Distribution Co., Inc. vs. Gasprom, Inc. - Judge Frank Johnson, Dept. T**

(Los Angeles County, Van Nuys Superior Court, Case Number: LC 080930)

December 2014 to current

**Receiver** (Post judgment receiver to sell share of Gasprom, Inc. to satisfy judgment).

**Terry Harper vs. Ricardo Diaz - Judge Yvette M. Palazuelos, Dept. 28**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC521335)

1516 E. 75<sup>th</sup> Street, Los Angeles, California 90001

December 2014 to current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Tanya Freden vs. Ozel Fine Jewelers, Inc. - Judge Bryan F. Foster, Dept. S35**

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(San Bernardino County, San Bernardino Superior Court, Case Number: CIVSS805579)

11400 4<sup>th</sup> Street #103, Rancho Cucamonga, California

12200 Amargosa Road, Victorville, California

73375 El Paseo, Unit K, Palm Desert, California

December 2014 to current

**Post Judgment Receiver** (appointed to review books, records and collect revenue from 3 jewelry stores to pay judgment debtor).

**Wilson vs. FE and PVR Wilson Partnership, et al. - Judge Mary Fingal Schulte, Dept. C-6**

(Orange County, Orange County Superior Court, Case Number: 30-2008-00103336-CU-BC-CJC)

December 2014 to current

**Receiver** (appointed over a family partnership to take control, manage, sell and dissolve the family partnership).

**Gold River Valley, LLC. - Judge Thomas B. Donovan, Dept. 1345**

(United States Bankruptcy Court, Central District Court Case No. 2:15-bk-10691-TD)

650 to 652 Lake Avenue, Pasadena, CA 91106

February 2015 to February 2016

**Court Custodian** (appointed to protect and manage a 12 unit condominium complex that was being utilized as a rental income property. Also prepared the monthly Debtor in Possession Reports).

**Anthony M. Reyes vs. Margaret Bernal - Judge Susan Bryant-Deason, Dept. 52**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC547117)

3442-3444 Gleason Avenue, Los Angeles, California 90063

January 2015 to current

**Referee** (appointed over a multi-unit property to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Strategic Acquisitions, Inc. vs. JJ Freemont Company, LLC. - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC572433)

1042-1042 1/2 S. Orange, Los Angeles, CA 90019

February 2015 to current

**Receiver** (appointed to protect and manage a multi-unit residential property).

**West Loan Acquisition Holding, LP vs. Laurie B. Share as Trustee of the Share-Zwick Family Revocable Trust dated 4/22/1994 - Judge Roger Ross, Dept. 13**

(San Joaquin County, Stockton Superior Court, Case Number: 39-2014-00312144-CU-BC-STK)

108-110 Sycamore Avenue, Mantecca CA, 95336

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

December 2014 to current

**Receiver** (appointed to protect and manage a mixed used property consisting of residential rental units and office space).

## **Elian Meida vs. Munem Maida - Judge John M. Pacheco, Dept. S31**

(San Bernardino County, San Bernardino Superior Court, Case Number: CIVVS 1101947)

APN: 444-101-46, 47,48, and 50 in the town of Apply Valley

March 2015 to current

**Receiver** (appointed to sell Plaintiff's ownership in the 7.5 acres of properties).

## **In re:GLER INCORPORATED - Judge Bruce T. Beesley**

(Washoe County, United States Bankruptcy Court District of Nevada, Case Number: BK-N-14-51262-BTB)

St. Joseph Care Home, 465 Highland Ave., Reno, NV, 89512

March 2015 to current

**Chapter 11 Trustee** (appointed over an assisted living facility - group care home for the elderly, disabled and those with mental illness - to protect, manage, operate, sell and pay off creditors).

## **Andrew Provenci vs Dessert Medical Campus, Inc. - Judge Randall Warner**

(Maricopa County Arizona, Phoenix Superior Court, Case Number: CV2015-002274)

13636 N. Tatum Blvd., Phoenix, AZ 85032

200 N. Tonto Street, Payson, AZ 85541

April 2015 to current

**Receiver** (appointed to protect, manage, and operate a medical marijuana dispensary and farming business).

## **JPMorgan Bank vs Oregon Park Senior Apartments Cooperative - Judge Jeffrey S. White**

(United States District Court, Northern District of California, Case Number: 15-cv-00536-JSW)

1425 Oregon Street, Berkeley, CA 94702

April 2015 to current

**Receiver** (appointed to take control, manage and conduct elections for a Cooperative Home Owners Association).

## **Dennis Mitchell vs. Maryln Buehler - Judge Lorna H. Brumfield, Dept. 17**

(Kern County, Bakersfield Superior Court, Case Number: S-1500-CV-278034-LBH)

East Half of the Southeast Quarter of Section 7, Township 28 South, Range 29 East, M.D.B. & M

April 2015 to current

**Receiver** (appointed to oversee an active oil producing field).

## **Frances R. Lemos vs. Bertha A. Martinez - Judge Melvin D. Sandvig, Dept. F47**

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(Los Angeles County, Chatsworth Superior Court, Case Number: PC055944)

2008 Seventh Street, San Fernando, CA 91340

April 2015 to current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **Hennesy vs. Hennesy - Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court Case No. SC123489)

32826 and 32832 Pacific Coast Highway, Malibu, CA 90265

May 2015 to current

**Receiver** (appointed over a single family home and land to protect, manage, and sell. Also appointed to handle the division/sale of cinema memorabilia and art).

## **RCTC Diversified Mortgage Fund, LLC vs. Abram and Rose Tavera - Judge Keith D. David, Dept. S25**

(San Bernardino County, San Bernardino Superior Court, Case Number: CIVDS1408584)

12874 California Street, Yucaipa, CA 92399

May 2015 to current

**Receiver** (appointed to take possession of a 100 unit mobile home property, protect, and manage).

## **J.E. Pasquarella Smith vs. Richard T. Pascarella - Judge Laura Matz, Dept. NC-E**

(Los Angeles County, Glendale Superior Court Case No. EC062851)

October 2015 to current

303 Vista Avenue, Pasadena, CA 91107

**Referee** (appointed to partition the property and facilitate the division of proceeds).

## **Lone Oak Fund, LLC vs. Li-Ya Juang - Judge Laura A. Matz, Dept. E**

(Los Angeles County, Glendale Superior Court, Case Number: EC 064157)

618 S. 6<sup>th</sup> Street, Alhambra, CA

200 N. Marengo Avenue, Alhambra, CA

1425 Marguerita Avenue, Alhambra, CA

October 2015 to current

**Receiver** (appointed to protect and manage a portfolio of properties consisting of apartment buildings).

## **DKM & RKM INVESTMENTS vs. SWAMI INTERNATIONAL, INC - Judge Kenneth R. Freedman, Dept. 310**

(Los Angeles County, Los Angeles Court - Central Civil West District Case Number: BC513725)

4369 W. 134th St. Hawthorne, CA 90250

4730-4732 West 173rd St. Lawndale, CA 90260

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

14427 Berendo Ave. Gardena, CA 90247  
15333 Gundry Ave. Paramount CA 90723  
10030 Rosecrans Ave. Bellflower, CA 90706  
13616 Cersie Ave. Hawthorne, CA 90250  
14323 Cersie Ave. Hawthorne, CA 90250  
14428 Cersie Ave. Hawthorne, CA 90250  
3220 Corday Ave. Hawthorne, CA 90250  
13612-13624½ Doty Ave. Hawthorne, CA 90250  
2616 W. El Segundo Blvd. Gardena, CA 90249  
2936 W. El Segundo Blvd. Gardena, CA 90249  
516 Evergreen St. Inglewood, CA 90302  
12521 Grevillea Ave. Hawthorne, CA 90250  
822 Myrtle Ave. Inglewood, CA 90301  
15328 Orange Ave. Paramount, CA 90723  
302 West Queen St. Inglewood, CA 90301  
629 East Queen St., Inglewood, CA 90301  
332 Regent St. Inglewood, CA 90301  
702 Venice Way Inglewood, CA 90302  
721 Venice Way Inglewood, CA 90302  
June 2015 to current

**Receiver** (appointed over a large portfolio of residential income properties to sell and facilitate the division of proceeds amongst the parties).

## **Hillside Village, LLC vs. Brown & Funk, Inc - Commissioner Nicole Heeseman, Dept. 12**

(Los Angeles County, Long Beach Superior Court, Case Number: 15F01748)

California Liquor License #371003

July 2015 to current

**Receiver** (appointed to take control and sell a California liquor license to pay a judgment).

## **Saloni Kharbanda vs. Sanjeev Kharbanda - Judge Leslie G. Landua, Dept. 24**

(Contra Costa County, Martinez Superior Court, Case Number: D15-00618)

712 D Street, San Rafael, CA 94901  
918 Chaps Circle, Las Vegas, NV 89002  
1983 Sunset Bend Drive, Henderson, NV 89014  
3412 Diamond Height, Las Vegas, NV 89129  
1721-1735 N. Decatur Boulevard, Las Vegas, NV 89108  
2414-2416 Dobern Avenue, San Jose, CA 95116  
241-243 Murfield Street, San Jose, CA 95116  
1788 Loyola Street, San Jose, CA 95122  
3310 S. Nellis Boulevard, Las Vegas, NV 89121  
3860 S. Nellis Boulevard, Las Vegas, NV 89121

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

402-440 Toyon Avenue, San Jose, CA 95127

August 2015 to current

**Receiver** (appointed over a large portfolio of commercial and residential income properties to manage, sell and facilitate the division of proceeds amongst the parties).

**Dora M. Diaz vs. Marlene Pada Bautista - Judge Michael W. Fitzgerald, Dept. 1600**

(United States District Court, Central District of California, Case Number: CV-10-04690-MWF(JC))

FAJATE.COM, FAJATE.NET, FIRDLEYYOU.COM AND GIRDLEYOU.US

August 2015 to current

**Receiver** (appointed to take control and sell of domain names).

**George Chang vs. Tom Change - Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-15-544097)

1416 Wallace Avenue, San Francisco, CA 94124

August 2015 to current

**Receiver** (appointed to oversee and operate a steel fabrication and erection company with over 60 employees).

**Mahshid Soleimani vs. Fereshteh Nosratian - Judge Richard A. Stone, Dept. M**

(Los Angeles County, West District Superior Court, Case Number: SC122392)

3741 Keystone Avenue, Los Angeles, CA 90025

September 2015 to current

**Referee** (appointed to partition a multi-family apartment building).

**Alice Alioto vs. Daniel Giles - Judge James Latting, Dept. PS1**

(Riverside County, Riverside Superior Court, Case Number: PSC 1500780)

1272 East Verbena Drive, Palm Springs, California 92262

September 2015 to current

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Legal Recovery, LLC vs. Martin Lee Eng, Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-14-542378)

953 Lombard Street, San Francisco, CA 94133

September 2015 to current

**Receiver** (post judgment appointed to take control of Lombard Flats, LLC and execute on \$1,507,302.92 judgment).

**Berry Locke vs. Raymond Lanflisi - Judge Craig D. Karlan, Dept. N**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC123473)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

328-332 Beverly Drive, Beverly Hills, CA 90212

October 2015 to current

**Receiver** (appointed over retail and office building to protect, manage, sell and facilitate the division of proceeds ).

## **Pamela Mullins vs. Kevin Stewart - Judge Barbara M. Scheper, Dept. 30**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC553436)

2911 ½ South Palm Grove Avenue, Los Angeles, California 90016

October 2015 to current

**Referee** (appointed over a duplex to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

## **JPMorgan Chase Bank vs. Manna Catholic Books, Inc. - Judge John R. Hannah, Dept. G**

(Maricopa County Arizona, Mesa Superior Court, Case Number: CV2015-054359)

111 W. Main Street, Mesa, Arizona 85201

November 2015 to current

**Receiver** (appointed to protect, preserve and manage a retail property).

## **Linh Doan vs. Dong Pham - Judge David Hood, Dept.C-21**

(Orange County, Orange County Superior Court, Case Number:30-2015-00798039-CUMC-CJC)

December 2015 to current

**Court Appointed Provisional Director** (appointed over a pharmacy to facilitate decision making where partners were at odds).

## **Randy Taylor vs. Stephen Forde - Judge Mary Stobel, Dept. 82**

(Los Angeles County, Los Angeles Superior Court, Case Number:BC597720)

22634 Maple Avenue, Torrance, California 90505

December 2015 to current

**Receiver** (appointed over a residential income property to protect and manage).

## **Aquestus, LLC. vs. Dreem Green, Inc. - Judge Christopher Whitten Dept. 201**

(Maricopa County Arizona, Phoenix Superior Court, Case Number: CV2015-009556)

10040 N. Metro Parkway W, Phoenix, AZ. 85051

December 2015 to current

**Receiver** (appointed to protect, manage, and operate a medical marijuana dispensary and grow business).

## **Adel Georges vs. Magdi & Nabil Girgis - Judge Ross Klein, Dept. S27**

(Los Angeles County, Long Beach Superior Court, Case Number: NC059736)

426 East Hullett Street, Long Beach, California 90805

December 2015 to current



# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Referee** (appointed over a four-plex apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Gladys Hernandez vs. Concepcion Maria S. Dedios - Judge Timothy J. Stafford, Dept. C-66**

(Orange County, Orange County Superior Court, Case Number: 30-2010-00401935)

California Liquor License #408535 and 360337

January 2016 to current

**Receiver** (appointed to take control and sell two California liquor license to pay a judgment).

**Jelly The Pug, LLC vs. Diane Knight - Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-15-549576)

Jelly The Pug Clothing Company

January 2016 to current

**Receiver** (appointed to take control and operate a children's clothing company).

**Michael Tower Kelly vs. Donna Adams - Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court, Court Case Number CPF-15-514158)

442 23<sup>rd</sup> Avenue, San Francisco, CA 94121

February 2016 to current

**Receiver** (appointed to take control of a tenant in common ownership and sell it to satisfy an arbitration award).

**Patrick Powers vs. Colin Jones - Judge Robert P. Dahlquist, Dept. N-29**

(San Diego County, San Diego Superior Court, Case Number 37-2013-00038704-CU-OR-NC)

153 Phoebe Street, Encinitas, CA 92024

February 2016 to current

**Receiver/Referee** (appointed to protect, preserve, manage, sell a residential income property and facilitate the distribution of proceeds amongst the parties).

**Bernard Cantor and others vs. Green Hills Patient Center, Inc. - Judge James T. Blomo, Dept. 411**

(Maricopa County Arizona, Phoenix Superior Court, Case Number CV2015-005815)

3191 S. White Mountain Road, Show Low, AZ. 85901

March 2016 to current

**Receiver** (appointed to protect, manage, and operate a medical marijuana dispensary).

**Federico R. Salvador vs. Armando Salvador - Judge George V. Spanos, Dept. 34**

(Contra Costa County, Martinez Superior Court, Case Number MSC15-01686)

2243 Westwood Court, Pittsburgh, California 94565

March 2016 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Referee** (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Jose Gallegos vs. Jose Gallegos - Judge William F. Fahey, Dept. 69**

(Los Angeles County, Los Angeles Superior Court, Case Number BC 552319)

1527 and 1529 Strozie Ave., El Monte, California 91733

March 2016 to current

**Referee** (appointed over a duplex apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

**Amy Jackson vs. Rebecca Hopper - Judge Timothy B. Taylor, Dept. 72**

(San Diego County, San Diego Superior Court, Case Number 37-2014-00038669)

5095 Mountain View, San Diego, CA 92116

April 2016 to current

**Referee** (appointed to sell a single family home and facilitate the distribution of proceeds amongst the parties).

**Miguel Jimenez vs. Adriana Arias - Judge Richard L. Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number BC557793)

13900 and 13902 South Vermont, Gardena, CA 90247

May 2016 to current

**Referee** (appointed to manage and sell a duplex and facilitate the distribution of proceeds amongst the parties).

**First Republic Bank vs. Hambrecht Wine Group, L.P. - Judge Gary Nadler, Dept. 17**

(Sonoma County, Santa Rosa Superior Court, Case Number SCV 258802)

4035 Westside Road, Healdsburg, California 95448

May 2016 to current

**Receiver** (appointed to protect, manage, operate and sell a winery).

**Maria Efstathious vs. Mike Krokidas - Michael P. Vicencia, Dept. S26**

(Los Angeles County, Long Beach Superior Court, Case Number NC060123)

1923 E. Broadway, Long Beach, CA 90802

May 2016 to current

**Referee** (appointed to manage and sell a restaurant and bar and facilitate the distribution of proceeds amongst the parties).

**Lone Oak Fund, LLC. vs. 1920 Bel Air Rd Real Estate Holding Co., LLC - Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court, Case Number SC125957)

1920 Bel Air Road, Los Angeles, CA 90077

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

June 2016 to current

**Receiver** (appointed to protect and manage a 38,282 square foot single family home).

**Leonid Teplitsky vs. RX Ingredients, Inc. - Judge Frank Johnson, Dept. T**

(Los Angeles County, Van Nuys Superior Court, Case Number LC076314)

7107 Valjean Avenue, Van Nuys, CA 91406

June 1 2016 to current

**Receiver** (appointed to oversee operations of Medisco Health Care Pharmacy to collect a judgment).

**Lone Oak Fund, LLC. vs. Las Haciendas, LLC - Judge Keith D. Davis, Dept. S25**

(San Bernardino County, Riverside Superior Court, Case Number 1607117)

1489 Red Apple Lane, Chino Hills, CA 91709

June 2016 to current

**Receiver** (appointed to protect and manage a ranch property).

**Name Disclosed Upon Request vs. Name Disclosed Upon Request - Judge Randy Trapp, Dept. 70**

(San Diego County, San Diego Superior Court, Case Number 37-2014-00011373-CU-BC-CTL)

13137 Via Canyon Drive, San Diego, CA 92129

April 2016 to current

**Referee** (appointed to manage and sell a single family home and facilitate the distribution of proceeds amongst the parties).

**4<sup>th</sup> at 17<sup>th</sup> Oakland LLC vs. Drake Investors, LLC - Judge Dennis Hayashi, Dept. 522**

(Alameda County, Hayward Superior Court, Case Number RG-14717266)

1738 4<sup>th</sup> Avenue, Oakland, CA 94606

April 19, 2016 to current

**Receiver** (appointed to sell a multi-unit apartment building).

**Mildred P. Wolf Revocable 2013 Trust - Judge Mark Borenstein, Dept. 44**

(Los Angeles County, Los Angeles Superior Court, Case Number BC334976)

9800 Vicar Street, Los Angeles, CA 90034

June 1 2016 to current

**Post Judgment Receiver** (appointed to complete the sale of a four unit apartment building and distribute funds to the recipient of the trust).

**Li Guan vs. Yongmei Hu - Judge Richard L. Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number BC572177)

3908 Rambla Orienta, Malibu, CA 90265

June 2016 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Receiver** (appointed to manage and sell a luxury home and distribution of proceeds amongst the parties).

**Schlomo Schmucl vs. Israel Basharel & Izzy Basharel - Judge Lawrence Riff, Dept. Q**

(Los Angeles County, Van Nuys Superior Court, Case Number LC103145)

8242 White Oak Avenue, Unit S4, Northridge, CA 91324

12455 San Fernando Road, Sylmar, CA 91342

13404 Woodruff Avenue, Bellflower, CA 90706

9075 Cedros Avenue, Panorama City, CA 91402

5226 Ben Avenue, Valley Village, CA 91607

5234 Ben Avenue, Valley Village, CA 91607

5238 Ben Avenue, Valley Village, CA 91607

July 1 2016 to current

**Receiver** (appointed to protect and manage a portfolio of residential and commercial properties).

**Bay Commercial Bank vs. Susana P. Cordeiro - Judge Stephen Pulido, Dept. 16**

(Alameda County, Oakland Superior Court, Case Number RG16816152)

19137 Lowell Avenue, Hayward, CA 94541

July 2016 to current

**Receiver** (appointed to protect, manage and vacate a 15 bed adult residential facility with residents who are physically handicapped, developmentally disabled and/or mentally disabled).

**Andrea Lombardi vs. Ronald F. Lombardi - Judge Suzanne G. Bruguera, Dept. 71**

(Los Angeles County, Los Angeles Superior Court, Case Number BC69553)

June 2016 to current

Tax Assessor parcels numbers 3247-032-025, 3247-032-025, 241-040-11, and 374-011-07 located in counties of Los Angeles and Kern

**Referee** (appointed to draft a Referee's Report to recommend a division by sale or in kind of 740 acres of land).

**Manjitsingh Champavat vs. Lakshay, LLC - Judge Donna Garza, Dept. S24**

(San Bernardino County, Riverside Superior Court, Case Number CIVDS 1601104)

1694 S. Reservoir Street, Pomona, CA 91766

August 2016 to current

**Receiver** (appointed to protect and manage an F & A Market).

**Yung Sook Chung vs. John Koo Chung - Judge Robert P. Dahlquist, Dept. N-29**

(San Diego County, San Diego Superior Court, Case Number 37-2007-00057917-CU-OR-NC)

308 Cadillac Drive, Oceanside, CA 92054

September 2016 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Referee** (appointed to manage and sell a single family home and facilitate the distribution of proceeds amongst the parties).

**Undisclosed Company vs. Undisclosed Company - Judge Christopher Whitten, Dept. 201**

(Maricopa County Arizona, Phoenix Superior Court, Case Number CV2016-008482)

42210 N. New River Road, Phoenix, AZ 85086

September 2016 to current

**Receiver** (appointed to protect, manage, and operate a business that puts on trade shows).

**J. Michael Kelly vs. Jane Rashad - Judge Michael J. Raphael, Dept. 51**

(Los Angeles County, Los Angeles Superior Court, Case Number 558690)

September 2016 to current

2460 Aaron Street, Los Angeles, CA 90026

**Referee** (appointed to manage the property and evaluate the liens against the property and report back to the Court).

**Attorney at Law vs. Attorney at Law - Judge Robert B. Freedman, Dept. 20**

(Alameda County, Oakland Superior Court Case Number RG16830541)

507 Polk Street Suite 410, San Francisco, CA 94102

September 2016 to current

**Receiver** (appointed to control the trust accounts for a partnership dissolution).

**Wells Fargo Bank vs. Leticia Perez - Judge Stephen Pulido, Dept. 16**

(Alameda County, Oakland Superior Court Case No. RG16816152)

2628 Shattuck Avenue, Berkeley, CA 94704

October 2016 to current

**Receiver** (appointed to protect, manage, and vacate a 41 bed adult residential facility with residents who are physically handicapped, developmentally disabled, and/or mentally disabled).

**City of Vallejo vs. Claudell and Ethel Stephens - Judge Michael Mattice, Dept. 10**

(Solano County, Fairview Superior Court Case No. FCS046974)

1208 to 1210 Florida Street, Vallejo, CA 94590

October 2016 to current

**Receiver** (appointed to take possession of a duplex and comply with code compliance orders).

**Mary Smith Separate Property Trust vs. Tarzana Plaza Condominium Association, Inc. - Judge Yolanda Orozco, Dept. 77**

(Los Angeles County, Los Angeles Superior Court Central District Case No. 16K04378)

18530 Hatteras Street, Tarzana, CA 91356

November 2016 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Receiver** (appointed to take possession, protect, and manage a 101 unit condominium association).

**Panzy Chattha vs. Sarvpal Dhaliwal - Judge Stephen Acquisto, Dept. 122**

(Sacramento County, Sacramento Superior Court Case No. 13FL04083)

December 2016 to current

1024 Iron Point Road Suite 1031, Folsom, CA 95630

**Receiver** (appointed in a marital dissolution case to oversee an information technology staffing company with 45 employees).

**Bonnie B. Fonoimoana, Nancy and David Oram vs. Patricia Talbott - Judge Judith S. Craddick, Dept. 9**

(Contra Costa County, Martinez Superior Court Case No. MSC14-01911)

719 Charlton Drive, Pleasant Hill, CA 94523

December 2016 to current

**Referee** (appointed to manage sell an apartment complex and facilitate the distribution of proceeds amongst the parties).

**Andrea Wooden vs. Sharon Wooden, Charlene Kobrine - Judge Barbara A. Meiers, Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC476652)

2018-2024 W. 39th Street, Los Angeles, CA 90008

January 2017 to current

**Referee** (appointed to manage sell an apartment complex and facilitate the distribution of proceeds amongst the parties).

**Royal Development, Inc. vs. RA Sterling Investments and Holdings, LTD - Judge Amy Hoag, Dept. 86**

(Los Angeles County, Los Angeles Superior Court Case No. BC621776)

14811 Jadestone Drive, Sherman Oaks, CA 91403

March 2017 to current

**Referee** (appointed to protect and manage a single family home).

**Christopher Datomi vs. Christopher Datomi - Judge Richard Rico, Dept. 17**

(Los Angeles County, Los Angeles Superior Court Case No. BC62317)

500 North Brand Boulevard, Suite 2250, Glendale, CA 91203

March 2017 to August 2017

**Receiver** (appointed to oversee and dissolve a law firm).

**Twila Lankford vs. Lavetta and Trecine Lankford - Judge Victoria S. Kolakowski, Dept. 23**

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(Alameda County, Alameda Superior Court Case No. RG1681456)

2116-2118 High Street, Oakland, CA, 94601

April 2017 to October 2017

**Receiver/Referee** (appointed to manage sell an apartment complex and facilitate the distribution of proceeds amongst the parties).

## **City of Vallejo vs. Verlena Kirkland-Harrison - Judge Michael Mattice, Dept. 10**

(Solano County, Fairview Superior Court Case No. FCS048269)

1040 Alabama Street, Vallejo, CA 94590

April 2017 to current

**Receiver** (appointed to take possession of a triplex and comply with code compliance orders).

## **5975-5999 Topanga Canyon Blvd. LLC. vs. Zarin Kelk - Judge Melvin Sandvig, Dept. F-47**

(Los Angeles County, Chatsworth Superior Court Case No. LC105208)

5975-5999 Topanga Canyon Blvd., Woodland Hills, CA 91367

4942 Vineland Ave., North Hollywood, CA 91601

1028 San Fernando Blvd. Burbank, CA 91502

April 2017 to current

**Receiver** (appointed to protect and manage three commercial properties).

## **Michelle M. Jenkins vs. Abner E. Burgos - Judge Michael A. Sachs, Dept. S28**

(San Bernardino County, San Bernardino Superior Court Case No. CIVDS1602133)

3925 Garden Drive, San Bernardino, CA 92404

April 2017 to current

**Referee** (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).

## **Martha Blaine Trust Under Instrument Dated October 28, 1996 2013 - Judge Lesley C. Green, Dept. 11**

(Los Angeles County, Los Angeles Superior Court Case No. 16STPB02081)

2029 E. 118<sup>th</sup> Street, Los Angeles, CA 90059

1212 E. 76<sup>th</sup> Place, Los Angeles, CA 90059

April 2017 to current

**Trustee** (appointed to sell or transition assets and distribute to beneficiaries of the estate).

## **Daryl Abrams vs. Joanne Gorby - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. BC62574)

78785 Via Melodia, La Quinta, CA, 92253

3601 Vista Pacifica, Unit 5, Malibu, CA, 90265

May 2017 to current

**Receiver** (appointed to protect and manage two residential rental properties).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Colin Chesters vs. Jacqueline K. Godinez - Judge Joel R. Wohlfeil, Dept. C-73**

(San Diego County, San Diego Superior Court Case No. 37-2015-00041442-CU-MC-CTL)  
1207 Firecrest Way, Fallbrook, CA 92028

May 2017 to current

**Referee** (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).

**Annette Taylor vs. Lawrence Christopher - Judge David Sotelo, Dept. 40**

(Los Angeles County, Los Angeles Superior Court Case No. BC631592)  
5447 Blackwelder Street, Los Angeles, CA 90016

June 2017 to current

**Referee** (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).

**Kimberly Hysni-Junod vs. Dana A. Smith - Judge Frederick C. Shaller, Dept. 46**

(Los Angeles County, Los Angeles Superior Court Case No. BC614437)  
26664 Seagull Way #B216, Malibu, CA 90265

June 2017 to current

**Referee** (appointed to manage sell a beach front condominium and facilitate the distribution of proceeds amongst the parties).

**Darrell H. Powell vs. Audrey Powell - Judge Brian S. Currey, Dept. A**

(Los Angeles County, Compton Superior Court Case No. TC28623)  
2402 W. Raymond Street, Compton, CA. 90220

July 2017 to current

**Referee** (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).

**Marilyn S. Kwolek vs. Lynne Longmire - Judith Craddick, Dept. 9**

(Contra Costa County, Martinez Superior Court Case No. C-08-03145)  
Alpha 8 Sports Marketing & Entertainment, LLC

August 2017 to current

**Receiver** (appointed to take control and sell a members ownership interest in order to pay a judgment).

**Woodland Hills Medical Clinic, Inc. vs. Ahang Zarin Kelk - Judge Melvin Sandvig, Dept. F-47**

(Los Angeles County, Chatsworth Superior Court Case No. LC105050)  
Ferrari (VIN ZFF68NHA3E0199146), Mercedes S550 (VIN WDDUG8CBXFA199821), GMC Savanna 2500 (VIN 1GDHG31UX41112799) and Lexus LX470 (VIN JTJHT00WX33525579)



# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

August 2017 to current

**Receiver** (appointed to take custody, store and protect luxury vehicles during an ownership dispute).

**Debra Burnett vs. Mario Lopez - Judge Joel R. Wohlfeil, Dept. 73**

(San Diego County, San Diego Superior Court Case No. 37-2014-00000906-CU-BC-CTL)  
Antique Row Café, 3002 Adams Avenue, San Diego, California 92116

August 2017 to current

**Receiver** (appointed to take control, manage and operate a restaurant to pay a judgment).

**Marilyn Kwolek vs. Lynne Longmire - Judge Judith Craddick, Dept. 9**

(County of Contra Costa, Martinez Court Case No. C-08-03145)

Alpha 8 Sports Marketing and Entertainment, LLC

August 2017 to current

**Referee** (appointed to take possession of partnership funds and hold them until the court issues further orders).

**Nathaniel Wesley Acker vs. Allison Clair Acker - Judge Lisa Hart Cole, Dept. 0**

(Los Angeles County, Santa Monica Court Case No. SC125193)

143 Old Church Road, Topanga, California 90290

September 2017 to current

**Referee** (appointed to manage and sell a single family home and facilitate the distribution of proceeds amongst the parties).

**MUFG Union Bank vs. Alan Crane - Judge Huey P. Cotton, Dept. A**

(Los Angeles County, Van Nuys Court Case No. LC105211)

16040 Sherman Way, Van Nuys, California 91406

September 2017 to current

**Referee** (appointed to manage and sell a commercial building and facilitate the distribution of proceeds amongst the parties).

**Lone Oak Fund vs. Nancy Weiss - Judge Hon. Vincent J. O'Neill, Dept. 41**

(Ventura County, Ventura County Court Case No. 56-2017-00500876-CU-OR-VTA)

2165-2167 E. Ventura Blvd., Camarillo, California 93010

September 2017 to current

**Referee** (appointed to take control and manage a commercial building).

**Todd Borowsky vs. Dimitri Kompos & Stop And Sell LLC, Inc. - Judge Daniel Martin, Dept. 412**

(Maricopa County Arizona, Phoenix Superior Court Case No. CV2016-053181)

1135 N. Scottsdale Road, Scottsdale, Arizona 85257

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

September 2017 to current

**Receiver** (appointed to protect, preserve, and manage a pawn shop).

**Korbel Capital, LLC vs. Royalties Trustee Corporation - Judge Michael P. Vicencia, Dept. S26**

(Los Angeles County, Long Beach Court Case No. BC612952)

Apn. Numbers 7216-001-004, 7216-001-005, 7216-001-006

September 2017 to current

**Referee** (appointed to manage and sell a vacant land that is an oil field and facilitate the distribution of proceeds amongst the parties).

**Lone Oak Fund vs. Santa Cruz Capital, LLC. - Judge Maureen A. Folan, Dept. 8**

(Santa Clara County, Santa Cruz Court Case No. 17CV316527)

1236 Hollenbeck Avenue, Sunnyvale, California 94087

October 2017 to current

**Receiver** (appointed to protect, preserve, and manage a rental income property).

**David Jaramillo et al. vs. Balwantsinh Thakor - Judge Ronald E. Quidachay, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-16-549984)

56 Mason Street, San Francisco, California 94102

September 2017 to current

**Receiver/Special Master** (appointed to evaluate a construction project for a 58 room hotel and set a court ordered completion schedule for the certificate of occupancy to be issued).

**Pelican Development Company vs. Douglas C. Arquette - Judge Robert J. Moss, Dept. C-14**

(Orange County, Santa Ana Superior Court Case No. 01CC04718)

Mpower Street Financial, LLC, 28751 Rancho California Road, Suite 208, Temecula, CA 92590

18866 Stone Oak Pkwy #103, San Antonio, TX 78258

November 2017 to current

**Receiver** (multi state, post judgment receiver, appointed to take control of a member's interests and payoff a judgment).

**Joy Air, LLC vs. Maurice Sweiss - Judge Hon. Henry Walsh, Dept. 42**

(Ventura County, Ventura County Court Case No. 56-2016-00490358-CU-OR-VTA)

750 Easy Street, Simi Valley, California 93065

November 2017 to current

**Receiver** (appointed to take control, manage a commercial building).

**Maria Rumyan vs. Harout Ter-Barsegyan - Judge Edward B. Moreton Jr., Dept. 44**

(Los Angeles County, Los Angeles Court Case No. BC553279)

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

7417 Haskell Avenue, Los Angeles, CA91406

October 2017 to current

**Referee** (appointed to manage and sell an apartment building and facilitate the distribution of proceeds amongst the parties).

## **Dewayne Davis vs. Glenn Vassar - Judge Charles Wachob, Dept. 32**

(Placer County, Roseville Superior Court Case No. MCV0068748)

Sudz Lauderland-4221 Norwood Ave., Sacramento, CA 95838

Lauderland-36432 Fremont Blvd., Fremont, CA 94536

December 2017 to current

**Receiver** (appointed to protect, preserve, manage, and sell one laundromat).

## **Alieh M. Khavari vs. Rasheed Soofi - Judge Darlene A. White, Dept. F-1**

(San Diego County, San Diego Superior Court Case No. 17FL007256)

Undisclosed Pharmacy. 15404 Lyons Valley Road, Jamul, CA

December 2017 to current

**Receiver** (post judgment appointed to protect, preserve, manage, or sell a pharmacy to pay a judgment).

## **Delana Murdock vs. Ryan Stover - Judge John M. Pacheco, Dept. S-31**

(San Bernardino County, San Bernardino Court Case No. CIVDS1706058)

118 East Big Bear Blvd., Big Bear City, CA 92314

January 2018 to current

**Referee** (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

## **Reverse Mortgage Solutions, Inc. vs. Estate of Lucille M. Bernardo - Judge Jo-Lynne Lee, Dept. 18**

(Alameda County, Oakland Superior Court Case No. HG13678122)

31977 Travor Avenue, Hayward, CA 94544

February 2018 to current

**Receiver** (appointed to take possession of a single-family home, manage and sell to pay a judgment creditor).

## **Jay R. vs. Trudy Reznick - Judge John R. Smiley, Dept. 31**

(Ventura County, Ventura County Superior Court Case No. D341511)

18372 Clark Street #224, Tarzana, CA 91356

February 2018 to current

**Receiver** (appointed in a marital dissolution to oversee the business affairs of a dental practice).

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

**Giannis Restaurant, L.P. vs. Luis Angel and Plaza Tequila Taqueria - Judge René Auguste Chouteau, Dept. 18**

(Sonoma County, Santa Rosa Superior Court Case No. MCV-241879)

Liquor Licenses 524666 and 579493

February 2018 to current

**Receiver** (appointed to sell two liquor licenses to pay a judgment creditor).

**Sean Ellis vs. Kimberly Gomez - Judge Dudley W. Gray II, Dept. SOS27**

(Los Angeles County, Long Beach Superior Court Case No. NC061389)

141 East Harcourt Street, Long Beach, 90805

February 2018 to current

**Referee** (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

**Johnny Marengo vs. Rafael Campos - Judge Ronald E. Quidachay, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-14-540442)

431-435 Lisbon Street, California, 94112

February 2018 to current

**Receiver** (appointed to take possession of residential income property, manage and sell to pay a judgment).

**Umpqua Bank vs. Renka Prop LLC - Judge Lynn O'Malley-Taylor, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-18-564937)

195 Eureka Street, San Francisco, California, 94114

April 2018 to current

**Receiver** (appointed to take possession of residential income property, manage and sell).

**Umpqua Bank vs. Xelan Prop 1, LLC - Judge Lynn O'Malley-Taylor, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-18-564941)

1000-1022 Filbert Street, San Francisco, California 94133

4018-4022 19<sup>th</sup> Street, San Francisco, California 94114

April 2018 to current

**Receiver** (appointed to take possession of residential income property, manage and sell).

**Bush Management Company vs. Pruett Ballarat Inc. - Judge Brian J. Lamb, Dept. 1**

(Inyo County, Inyo Superior Court Case No. ICSI-CV-2018-62353)

Radcliff Mine located in the South Park Mining District, Panamint Valley, Inyo County, CA.

April 2018 to current

**Receiver** (appointed to take possession of gold mine, protect, manage and operate business).

**Experience Hendrix, LLC vs. HendrixLicensing.com - Judge Virginia A. Phillips**

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

(Los Angeles County, United States District Court Central District of California Case No. 2:17-cv-07235-VAP-MRW)

April 2018 to current

**Receiver** (post judgment receivership appointed to collect on an LLC profits and pay the judgment).

## **Margarito Moreno Jr. vs. Daniel Moreno - Judge Robert A. Dukes, Dept. O**

(Los Angeles County, Pomona Superior Court Case No. KC069330)

947 Galemont Avenue, Hacienda Heights, California 91745

May 2018 to current

**Referee** (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

## **County of Imperial vs. Pacificland International Development, Inc. - Judge Jeffrey B. Jones, Dept. 7**

(Imperial County, El Centro Superior Court Case No. ECU000363)

1105,1117,1147 and 1168 Yourman Road, Heber, CA 92249

May 2018 to current

**Receiver** (appointed to take possession of gas station, convenience store, event center, retail store, four restaurants and 80 acres of land zoned for housing development to protect, manage and operate the businesses).

## **Mahalaxmi B. Rai vs. Raymond C. Wheeler - Judge Scott L. Tedmon, Dept. 120 / 2nd Fl.**

(Sacramento County, Sacramento Superior Court Case No. 18FL02071)

9015 Bruceville Rd., Elk Grove, CA 96758

3281 Stanford Ranch Rd., Rocklin, CA 95765

8829 Sheldon Road, Elk Grove, CA 95624

June 2018 to current

**Receiver** (appointed to take possession of three yogurt stores and protect, manage and operate the businesses).

## **Jason Yan-Chun Lee vs. Shirley Naomi Lee - Judge Leslie C. Nichols, Dept. 514**

(San Francisco County, San Francisco Superior Court Case No. CGC-17-559200)

5544 Diamond Heights Blvd., San Francisco, California 94121

June 2018 to current

**Referee** (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

## **Michael Giovacchini vs. Vicky Cabaccang - Judge Gary R. Hahn, Dept. 2**

(Calaveras County, Calaveras Superior Court Case No. CV32357)

618 Silver Rd., Valley Springs, California 95252

# Receivership Specialists

State and U.S. Federal Court Receivers / Trustees

July 2018 to current

**Referee** (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

**Albert Shih vs. Yi Tan - Judge Harold E. Kahn, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-16-554976)

26475 Anacapa Drive, Los Altos Hills, CA 94022

July 2018 to current

**Receiver** (appointed as a post judgment receiver to collect on a \$60,000,000 judgment).

**Francisco Godina, Jr. vs. Joseph E. Lopez, Judge Jeffrey B. Jones, Dept. 7**

(Imperial Country, El Centro Superior Court Case No. ECU09692)

1273 W. Pico Avenue, El Centro, CA 92243

August 2018 to current

**Referee** (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

**Cedar Hill Holdings LLC vs. Mah 710 Park Avenue 19C, Inc. - Judge Nancy L. Newman, Dept. P**

(Los Angeles County, Santa Monica Superior Court Case No. SC128139)

4337 Marina City Drive PH-43, Marina Del Rey, CA 90292

August 2018 to current

**Receiver** (appointed to take possession of residential income property and manage).

**Robert and Karla Gitlin vs. John R. Johnson and Wendy Caminiti - Judge Jeanine Nadel, Dept. P**

(Mendocino County, Ukiah Superior Court Case No. SCUUK CVG 18-70903)

24565 to 24605 Birch Street, Willits, CA 95490

August 2018 to current

**Receiver** (appointed to take possession, manage and oversee the re-construction of an apartment building that was destroyed in a fire).