

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

## Kevin Singer

Court Receiver, Court Referee, Partition Referee,  
Trustee, Special Master & Bankruptcy Trustee

Expert Witness

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Kevin Singer is founder and president of Receivership Specialists. He and his business partner John Rachlin, for the last 23 years, have specialized 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, Orange County, 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 was first 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 a real estate broker, licensed building contractor, and professional fiduciary. 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 30 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 530 cases for large and small banks, private lenders, private investors and municipalities. They have also managed and transitioned over two billion dollars in assets. Mr. Singer has served as a receiver, referee, trustee, special

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master, 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 past president and on the board of directors of the California Receivers Forum (CRF), an associate publisher for Receivership News, seven 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.

## **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

## **Speaking Engagements & Publications**

- 5/20/2023 Roll the Dice: Cannabis Restructuring and Receiverships (California Bankruptcy Conference)
- Spring 2023 Receivership News: Interview with Kern County's Judge Thomas S. Clark
- 4/29/2022 Receivership and Receiver Liabilities for Taxes (California Receivers Forum in Conjunction with Loyola Law School ("CRFICW Loyola Law School").
- 4/20/2022 Selling Real & Personal Property through a Partition Action (Premiere Estates Education Series)
- 4/7/2021 Restructuring Option for Cannabis Companies (California Cannabis and Hemp Conference)
- 6/24/2020 How to Navigate Business Defaults in the Cannabis Industry (Provisors)
- 4/15/2020 Current Climate of Receiverships (California Receivers Forum)
- 2/6/2020 Partition Actions (WRS&R)
- 5/22/2019 Navigating Liquor License and Cannabis Receiverships (Los Angeles County Bar Association)
- 5/18/2019 ABC, Bankruptcy or Receivership - Choosing Your Trajectory (California Bankruptcy Forum)
- 5/8/2019 Receivership News: Receiver's Rights Trump Secured Creditors Rights to Collect Rent
- 1/24/2019 Health & Safety Receiverships & the California Housing Crisis (California Receivers Forum in Conjunction with Loyola Law School ("CRFICW Loyola Law School").
- 1/24/2019 All Things Cannabis ("CRFICW Loyola Law School").

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11/2/2018 Morning in the Weeds, a Blunt Discussion of Marijuana Businesses (State Bar of Arizona)

5/10/2018 Receivership Appointments (Graceli Conference)

4/4/2018 Partition Actions & Sale Of Real Property (WRS&R)

3/23/2017 Receiverships' Joint Role in Cannabis: Where There's Smoke, How to Fire? (San Francisco Receivers Forum)

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)

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 County 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)

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- 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: BD414421)

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 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

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July 2006 to February 2007

**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

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

**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).



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

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

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 to June 2009

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

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## **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

**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

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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

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 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).

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**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).

**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 to 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 to 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

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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

November 2008 to 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).

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**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 to 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**

(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**

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(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)

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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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)

**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)



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

15101 Red Hill Ave., Tustin, CA 92780

August 2009 to 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).

**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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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).

**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 to 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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

1430 Norma Street, Ridgecrest, California 93555

May 2010 to 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).

## **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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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

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, Dept. 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 to May 2017

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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

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).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

## **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

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC456257)  
621 S. Union Ave, Los Angeles, California 90017  
March 2011 to May 2014

**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 May 2014

**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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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

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).



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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)

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 to October 2016

**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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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).

**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 to May 2014

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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 to May 2018

**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).

**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 to 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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 November 2012

**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

**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 January 2015

**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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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).

**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).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 October 2014

**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

**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).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 June 2015

**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 February 2016

**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, Sunnyvale, 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).

**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 May 2019

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

**Marriage of Ismatlyan Volga & Shahoian Hamlet, Dept. 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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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)

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**



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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

Malibu California APN: 4453-001-022

August 2012 to February 2013

**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 October 2014

**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 December 2014

**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 May 2014

**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 November 2016

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

1785 Rockwood Place, Concord, California 94521

May 2013 to June 2014

**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 37th 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 June 2014

**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 August 2014

**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 May 2014

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

4305 E. Overlook Drive, San Diego, California 92115

August 2013 to March 2014

**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 April 2015

**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 August 2014

**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

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 March 2015

**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 June 2014

**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**

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(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 November 2014

**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 May 2015

**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)

1400 Reynolds Avenue, Irvine, CA 92614

September 2013 to September 2014

**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 December 2014

**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 August 2014

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 November 2014

**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 March 2014

**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 February 2015

**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**

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

108 Paloma Avenue., Venice, CA 90291

October 2013 to October 2015

**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 October 2014

**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 February 2015

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 November 2014

**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)

2901 Channing Way, Berkeley, CA 94704

December 2013 to March 2015

**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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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

December 2013 to October 2014

**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 December 2014

**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 July 2014

**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)

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 July 2014

**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 February 2014

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

## **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 May 2015

**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 August 2014

**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 March 2015

**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

April 2014 to September 2015

**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 February 2015

**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).



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 July 2016

**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 May 2015

**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 November 2016

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

**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 June 2015

**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 April 2016

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 to February 2015

**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 July 2015

**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 May 2016

**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 January 2020

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

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

(San Francisco County, San Francisco Superior Court, Case Number: CGC-14-542184)

117 Post Street, San Francisco, CA 94108

October 2014 to February 2015

**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 August 2015

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 November 2017

**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 October 2015

**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

October 2014 to July 2015

**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 February 2015

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 August 2016

**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 Number: 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 January 2015

**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 December 2015

**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**

(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 February 2015

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 February 2015

**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 Number: 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 January 2016

**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 January 2016

**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

December 2014 to March 2015

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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

March 2015 to September 2015

**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 July 2016

**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 Provencio vs Desert 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 December 2016

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

**JP Morgan 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 December 2015

**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 November 2016

**Receiver** (appointed to oversee an active oil producing field).

**Frances R. Lemos vs. Bertha A. Martinez - Judge Melvin D. Sandvig, Dept. F47**

(Los Angeles County, Chatsworth Superior Court, Case Number: PC055944)

2008 Seventh Street, San Fernando, CA 91340

April 2015 to May 2016

**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 / Referees / Trustees

**Hennesy vs. Hennesy - Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC123489)

32826 and 32832 Pacific Coast Highway, Malibu, CA 90265

May 2015 to March 2018

**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: CIVDS1505117)

12874 California Street, Yucaipa, CA 92399

May 2015 to June 2015

**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 March 2017

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 November 2015

**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

14427 Berendo Ave. Gardena, CA 90247

15333 Gundry Ave. Paramount CA 90723

10030 Rosecrans Ave. Bellflower, CA 90706

13616 Cersie Ave. Hawthorne, CA 90250

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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 November 2016

**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 December 2016

**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  
402-440 Toyon Avenue, San Jose, CA 95127  
August 2015 to December 2016



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 February 2016

**Receiver** (appointed to take control and sell off 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 September 2017

**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 December 2017

**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 March 2016

**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 January 2017

**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)

328-332 Beverly Drive, Beverly Hills, CA 90212

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

October 2015 to October 2017

**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 August 2016

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

**JP Morgan 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 February 2016

**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 March 2017

**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 July 2020

**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 December 2016

**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 August 2017

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / 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 October 2016

**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 June 2016

**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 November 2016

**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 December 2016

**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 January 2017

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / 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 July 2018

**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 December 2016

**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 February 2017

**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 August 2016

**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 June 2017

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

1920 Bel Air Road, Los Angeles, CA 90077

June 2016 to November 2016

**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 2016 to October 2016

**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 November 2016

**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 January 2017

**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 2016 to May 2016

**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 2016 to February 2017

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

3908 Rambla Orienta, Malibu, CA 90265

June 2016 to February 2017

**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. O**

(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 May 2017

**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)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

308 Cadillac Drive, Oceanside , CA 92054

September 2016 to June 2017

**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 January 2018

**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 April 2018

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 January 2018

**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 Number: RG16816152)

2628 Shattuck Avenue, Berkeley, CA 94704

October 2016 to July 2019

**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 Number: FCS046974)

1208 to 1210 Florida Street, Vallejo, CA 94590

October 2016 to November 2017

**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 Number: 16K04378)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

18530 Hatteras Street, Tarzana, CA 91356

November 2016 to May 2018

**Receiver** (appointed to take possession, protect, and manage a 101 unit condominium association).

**Martin Teitelbaum vs. Patricia Wilkes - Judge Barbara Scheper, Dept. 30**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 624844)

3331 Ocean Park Boulevard, Santa Monica, CA 90405

December 2016 to January 2018

**Referee** (appointed to manage sell an office building and distribution of proceeds amongst the parties).

**Panzy Chattha vs. Sarvpal Dhaliwal - Judge Stephen Acquisto, Dept. 122**

(Sacramento County, Sacramento Superior Court, Case Number: 13FL04083)

1024 Iron Point Road Suite 1031, Folsom, CA 95630

December 2016 to January 2019

**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 Number: MSC14-01911)

719 Charlton Drive, Pleasant Hill, CA 94523

December 2016 to October 2017

**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 Number: BC476652)

2018-2024 W. 39th Street, Los Angeles, CA 90008

January 2017 to April 2018

**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 Number: BC621776)

14811 Jadestone Drive, Sherman Oaks, CA 91403

March 2017 to December 2017



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**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 Number: 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**

(Alameda County, Alameda Superior Court, Case Number: 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 Number: FCS048269)

1040 Alabama Street, Vallejo, CA 94590

April 2017 to December 2019

**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 Number: 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 December 2017

**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 Number: CIVDS1602133)

3925 Garden Drive, San Bernardino, CA 92404

April 2017 to March 2018

**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 Number: 16STPB02081)

2029 E. 118<sup>th</sup> Street, Los Angeles, CA 90059

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

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 Number: BC62574)

78785 Via Melodia, La Quinta, CA, 92253

3601 Vista Pacifica, Unit 5, Malibu, CA, 90265

May 2017 to March 2018

**Receiver** (appointed to protect and manage two residential rental properties).

**Colin Chesters vs. Jacqueline K. Godinez - Judge Joel R. Wohlfeil, Dept. C-73**

(San Diego County, San Diego Superior Court, Case Number: 37-2015-00041442-CU-MC-CTL)

1207 Firecrest Way, Fallbrook, CA 92028

May 2017 to January 2018

**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 Number: BC631592)

5447 Blackwelder Street, Los Angeles, CA 90016

June 2017 to April 2018

**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 Number: BC614437)

26664 Seagull Way #B216, Malibu, CA 90265

June 2017 to September 2019

**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 Number: TC28623)

2402 W. Raymond Street, Compton, CA. 90220

July 2017 to May 2018

**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**

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(Contra Costa County, Martinez Superior Court, Case Number: C-08-03145)

Alpha 8 Sports Marketing & Entertainment, LLC

August 2017 to December 2017

**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 Number: LC105050)

Ferrari (VIN ZFF68NHA3E0199146), Mercedes S550 (VIN WDDUG8CBXFA199821), GMC Savanna 2500 (VIN 1GDHG31UX41112799) and Lexus LX470 (VIN JTJHT00WX33525579)

August 2017 to December 2017

**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 Number: 37-2014-00000906-CU-BC-CTL)

Antique Row Café, 3002 Adams Avenue, San Diego, California 92116

August 2017 to July 2018

**Receiver** (appointed to take control, manage and operate a restaurant to pay a judgment).

**Nathaniel Wesley Acker vs. Allison Clair Acker - Judge Lisa Hart Cole, Dept. 0**

(Los Angeles County, Santa Monica Court, Case Number: SC125193)

143 Old Church Road, Topanga, California 90290

September 2017 to August 2018

**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 Number: LC105211)

16040 Sherman Way, Van Nuys, California 91406

September 2017 to August 2018

**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 Number: 56-2017-00500876-CU-OR-VTA)

2165-2167 E. Ventura Blvd., Camarillo, California 93010

September 2017 to April 2018

**Referee** (appointed to take control and manage a commercial building).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Todd Borowsky vs. Dimitri Kompos & Stop And Sell LLC, Inc. - Judge Daniel Martin, Dept. 412**

(Maricopa County Arizona, Phoenix Superior Court, Case Number: CV2016-053181)  
1135 N. Scottsdale Road, Scottsdale, Arizona 85257  
September 2017 to February 2019

**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 Number: BC612952)  
Apn. Numbers 7216-001-004, 7216-001-005, 7216-001-006  
September 2017 to November 2018

**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 Number: 17CV316527)  
1236 Hollenbeck Avenue, Sunnyvale, California 94087  
October 2017 to April 2018

**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 Number: CGC-16-549984)  
56 Mason Street, San Francisco, California 94102  
September 2017 to May 2018

**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 Number: 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 Number: 56-2016-00490358-CU-OR-VTA)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

750 Easy Street, Simi Valley, California 93065

November 2017 to March 2018

**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 Number: BC553279)

7417 Haskell Avenue, Los Angeles, CA91406

October 2017 to September 2018

**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 Number: MCV0068748)

Sudz Laundryland-4221 Norwood Ave., Sacramento, CA 95838

Laundryland-36432 Fremont Blvd., Fremont, CA 94536

December 2017 to February 2018

**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 Number: 17FL007256)

Undisclosed Pharmacy. 15404 Lyons Valley Road, Jamul, CA

December 2017 to May 2018

**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 Number: CIVDS1706058)

118 East Big Bear Blvd., Big Bear City, CA 92314

January 2018 to February 2019

**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 Number: HG13678122)

31977 Travor Avenue, Hayward, CA 94544

February 2018 to March 2019

**Receiver** (appointed to take possession of a single-family home, manage and sell to pay a judgment creditor).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Confidential Party vs. Confidential Party - Judge John R. Smiley, Dept. 31**

(Ventura County, Ventura County Superior Court, Case Number: Undisclosed Case Number)

Undisclosed Address

February 2018 to February 2019

**Receiver** (appointed in a marital dissolution to oversee the business affairs of an oral surgery practice).

**Giannis Restaurant, L.P. vs. Luis Angel and Plaza Tequila Taqueria - Judge René Auguste Chouteau, Dept. 18**

(Sonoma County, Santa Rosa Superior Court, Case Number: MCV-241879)

Liquor Licenses 524666 and 579493

February 2018 to May 2018

**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 Number: NC061389)

141 East Harcourt Street, Long Beach, 90805

February 2018 to October 2018

**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. Ouidachay, Dept. 501**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-14-540442)

431-435 Lisbon Street, California, 94112

February 2018 to May 2018

**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 Number: 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 Number: 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).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Bush Management Company vs. Pruett Ballarat Inc. - Judge Brian J. Lamb, Dept. 1**

(Inyo County, Inyo Superior Court, Case Number: ICSI-CVCV-2018-62353)

Radcliff Mine located in the South Park Mining District, Panamint Valley, Inyo County, CA.

April 2018 to December 2018

**Receiver** (appointed to take possession of gold mine, protect, manage and operate business).

**Experience Hendrix, LLC vs. HendrixLicensing.com - Judge Virginia A. Phillips**

(Los Angeles County, United States District Court Central District of California Case Number:

2:17-cv-07235-VAP-MRW)

April 2018 to November 2019

**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 Number: KC069330)

947 Galemont Avenue, Hacienda Heights, California 91745

May 2018 to January 2019

**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 Number: 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).

**Randy Taylor vs. Stephen Forde - Judge Michael P. Vicencia, Dept. S26**

(Los Angeles County, Long Beach Superior Court, Case Number: BC597720)

22634 Maple Avenue, Torrance, California 90505

22704 Maple Avenue, Torrance, California 90505

December 2015 to July 2020

**Referee** (appointed over two residential income properties to protect, manage, sale and facilitate the distribution of proceeds amongst the parties).

**Mahalaxmi B. Rai vs. Raymond C. Wheeler - Judge Scott L. Tedmon, Dept. 120 / 2nd Fl.**

(Sacramento County, Sacramento Superior Court, Case Number: 18FL02071)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

9015 Bruceville Rd., Elk Grove, CA 96758  
3281 Stanford Ranch Rd., Rocklin, CA 95765  
8829 Sheldon Road, Elk Grove, CA 95624

June 2018 to September 2020

**Receiver** (appointed to take possession of three yogurt stores and protect, manage and operate the businesses).

**Undisclosed Party vs. Shirley Naomi Lee - Judge Leslie C. Nichols, Dept. 514**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-17-559200)  
5544 Diamond Heights Blvd., San Francisco, California 94121

June 2018 to July 2019

**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 Number: CV32357)  
618 Silver Rd., Valley Springs, California 95252

July 2018 to December 2019

**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 Number: CGC-16-554976)  
26475 Anacapa Drive, Los Altos Hills, CA 94022

July 2018 to February 2020

**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 County, El Centro Superior Court, Case Number: ECU09692)  
1273 W. Pico Avenue, El Centro, CA 92243

August 2018 to July 2019

**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 Number: SC128139)  
4337 Marina City Drive PH-43, Marina Del Rey, CA 90292

August 2018 to March 2019

**Receiver** (appointed to take possession of residential income property and manage).



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Robert and Karla Gitlin vs. John R. Johnson and Wendy Caminiti - Judge Jeanine Nadel, Dept. P**

(Mendocino County, Ukiah Superior Court, Case Number: SCUK CVG 18-70903)

24565 to 24605 Birch Street, Willits, CA 95490

August 2018 to August 2019

**Receiver** (appointed to take possession, manage and oversee the re-construction of an apartment building that was destroyed in a fire).

**Zachary Nigel Sterrett vs. Ethel Tarkington - Judge Maurice A. Leiter, Dept. SCA**

(Los Angeles County, Compton Superior Court, Case Number: TC028414)

1461-1463 E. 109<sup>th</sup> Street, Los Angeles, CA 90059

August 2018 to May 2019

Referee (appointed to manage and sell a duplex and facilitate the distribution of proceeds amongst the parties).

**KLA Daylight, LLC vs. GWS Health, The Guild and DFWS, Inc. - Judge Theodore Zayner, Dept. 6**

(Santa Clara County, Santa Clara Superior Court, Case Number: 18CV333291)

2943 Daylight Way, San Jose, CA 95111

August 2018 to current

**Receiver** (appointed to take possession, manage, and oversee a marijuana dispensary and grow business).

**Thuy Ngoc Thi Pham vs. An Duc Nguyen - Judge Jose Franco, Dept. 73**

(Santa Clara County, Santa Clara Superior Court, Case Number: 110-FL-155416)

16872 Coral Cay Lane, Huntington Beach, CA 92649

August 2018 to August 2020

**Receiver** (appointed to take possession, manage, and sell a water front home with a boating dock).

**Matthew F. Quint vs. ICA Realty Corp. & Peter Berrocal - Judge Lia Martin, Dept. 16**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC672187)

703 121<sup>st</sup> Street, Los Angeles, CA 90059

August 2018 to current

**Referee** (appointed to manage and sell a rental property and facilitate the distribution of proceeds amongst the parties).

**Doris Yin Mei Wong-Sing vs. Fung Man Sheung Amy - Judge Michael Jacques, Dept. 40 or**

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# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(Placer County, Placer Superior Court, Case Number: SCV0039754)

026-090-012, 026-100-019 and 026-090-021

September 2018 to current

**Referee** (appointed to manage and sell land and facilitate the distribution of proceeds amongst the parties).

**Jose O. Martinez vs. Muad Alarbesh/Wetmore/Knobill Partners II - Judge Ronni MacLaren, Dept. 25**

(Alameda County, Oakland Superior Court, Case Number: RG18905800)

138-140 Wetmore Street, San Francisco, CA 94108

September 2018 to August 2019

**Receiver** (appointed to take possession, manage, and complete a construction project on a multi-tenant building).

**Shaketha Holmes vs. Shawn & Howard Brown & Peter Berrocal - Judge William Fahey, Dept. 69**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC696018)

621 E. 90th Street, Los Angeles, CA 90002

September 2018 to May 2019

**Referee** (appointed to manage and sell a rental property and facilitate the distribution of proceeds amongst the parties).

**Lone Oak Fund, LLC vs. Global Travel & Cultural Entertainment - Judge Lori Ann Fournier, Dept. C**

(Los Angeles County, Norwalk Superior Court, Case Number: 18NWCV00005)

14812 Northview Terrace, Hacienda Heights, CA 91745

8684 Via Santa Cruz Avenue, Whittier, CA 90605

500 W. Las Palmas Drive, Fullerton, CA 92835

October 2018 to January 2019

**Receiver** (appointed to take possession and manage three luxury single family homes).

**Valeriy Popov vs. Liliya Perehon - Judge David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2105-00174009)

4505 Lindenwood Way, Sacramento, CA 95826

November 2018 to July 2019

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

**Loretta S. Appel vs. Donald Appel - Judge Robert B. Broadbelt, Dept. 53**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC690044)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

5012-5022 Clinton Street, Los Angeles, CA 90004

November 2018 to February 2019

**Referee** (appointed to manage and sell a rental properties and facilitate the distribution of proceeds amongst the parties).

**Babken Haroutunian vs. Zaven Haroutunian - Judge Ralph C. Hofer, Dept. D**

(Los Angeles County, Glendale Superior Court, Case Number: EC064630)

8013 Vantage Avenue, North Hollywood, CA 91605

November 2018 to September 2020

**Receiver** (appointed to take possession, manage, and sell a single family homes to pay a judgment).

**Bonnie Peterson vs. David Estis - Judge David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2018-00232685)

3840 13<sup>th</sup> Avenue, Sacramento, CA 95820

November 2018 to August 2020

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

**Christina Daniels/Mia Roylance vs. Alex Manfield - Judge Gary Nadler, Dept. 19**

(Sonoma County, Sonoma Superior Court, Case Number: SCV-260979)

715 Cindy Lane, Petaluma, CA 94952

December 2018 to September 2020

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

**Padd88, LLC/Jignesh D. Patel vs. Selene Higuera/Bluebird Trust - Thomas C. Clark, Dept. 17**

(Kern County, Bakersfield Superior Court, Case Number: BCV-18-102948)

3108-3116 Stine Road, Bakersfield, CA 93309

December 2018 to May 2019

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

**Madeline8, LLC/Sanchez Group, LLC vs. Kevin Bacon/Danny Mcphail - Judges John C. Grastelum and Mitchell L. Beckloff, Dept. C11**

(Orange County, Santa Ana Superior Court, Case Number: 30-2018-00976433-CU-FR-CJC)

9717 Commerce Way, Adelanto, CA 92301

December 2018 to May 2019

**Receiver** (appointed to take possession, manage, protect, and operate a wholesale cannabis extraction business).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**PAD88, LLC/Jignesh D. Patel vs. Selene Higuera/Bluebird Trust - Judge Mitchell L. Beckloff, Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: 18STCV06016)

250-252.5 East 61<sup>st</sup> Street, Los Angeles, California 90003

4900-6052 East 60<sup>th</sup> Place, Maywood, California 90270

6407-6409 Albany Street, Huntington Park, California 90255

6809 Albany Street, Huntington Park, California 90255

December 2018 to August 2019

**Receiver** (appointed to take possession, manage, and protect multiple apartment buildings).

**Esther Nam vs. Alicia Kawasaki - Judge Stephanie M. Bowick, Dept. 19**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC613395)

5470 Valley Boulevard, CA 90032

December 2018 to November 2020

**Referee** (appointed to manage and sell a commercial property and facilitate the distribution of proceeds amongst the parties).

**Leonard Judaken vs. Attila LLC - Judge Craig D. Karlan, Dept. N**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC129015)

Company information upon request

December 2018 to May 2019

**Court Monitor** (Sr. Project Manager Richard Marquis was appointed to review and monitor company books and records and report back to the parties on his findings).

**Jacqueline Fogel vs. Charles Ray Evins Jr. - Judge D. Freeland, Dept. 23**

(Stanislaus County, Modesto Superior Court, Case Number: 2029574)

1113-1115 5<sup>th</sup> Street, Modesto, CA 95351

January 2019 to February 2020

**Receiver** (Appointed to manage and sell a commercial property and facilitate the distribution of proceeds amongst the parties).

**Leonard Judaken vs. Attila LLC - Judge Craig D. Karlan, Dept. N**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC129043)

Company information upon request

January 2019 to May 2019

**Court Monitor** (Sr. Project Manager Richard Marquis was appointed to review and monitor company books and records and report back to the parties on his findings).

**Andrew Joseph Smith vs. Kunaal Multani - Judge Corey S. Cramin, Dept. C3**

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(Orange County, Santa Anna Superior Court, Case Number: 30-2016-00828 162-CL-BC-CJC)

Labana Tech, LLC, 570 Nevada Street, Suite G, Redlands, CA 92373-3191

January 2019 to December 2020

**Receiver** (Appointed to enforce a charging order and collect on a judgment).

**Brian Tong vs. Kathy Tong - Judge Mark Mooney, Dept. 68**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC712074)

2204 Strongs Drive, Venice, CA 90291

February 2019 to February 2020

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

**Aroldo Araujo vs. Rene Gomez Araujo - Judge Richard J. Burdge, Dept. 37**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC693066)

5803 Ascot Ave., Los Angeles, CA 90011

March 2019 to January 2020

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

**Oscar Olivares vs. Maria Dolores - Judge Thomas A. Delaney, Dept. C24**

(Orange County, Santa Anna Superior Court, Case Number: 2017-00915131)

Hectors No. 3, 409 North Broadway, Santa Ana, CA 92707

March 2019 to January 2020

**Receiver** (Appointed to manage and operate a restaurant, bar, and music venue).

**USI Servicing, Inc. vs. 1812-1824 East 1<sup>st</sup> Street, LLC - Judge Marry H. Strobel, Dept. 82**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV05079)

1812-1824 East 1<sup>st</sup> Street, Los Angeles, CA 90033

March 2019 to December 2020

**Receiver** (Appointed to manage and operate a multi-family building).

**Ruth L. Light vs. Shike & Tami Gonshor, Khanh Nguyen - Murray Robertson, Dept. 12**

(Kern County, Bakersfield Superior Court, Case Number: BVC-18-101066)

8214 Willow Avenue, Bakersfield, CA 93309

March 2019 to February 2020

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

**Hugo Rivera vs. Anabel Gallagher - David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2017-00221205)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

4511 Elliot Ranch Road, Elk Grove, CA 95758

8461 Calheta Way, Elk Grove, CA 95757

Mayan Place Vacation Club Timeshare-Avenida Paseo De La Marina Sur 220, Marina Vallarta, Puerto Vallarta, Jalisco 48335, Mexico

Odyssey Premier Elite Resort Timeshare-Playa Del Carmen, Mexico

April 2019 to September 2020

**Referee** (appointed to manage and sell two single family homes, two timeshares and distribution of proceeds amongst the parties).

## **Bank of the West vs. Tracy Stroker - Robert B. Broadbelt, Dept. 53**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC712513)

9701 Santa Monica Boulevard, Beverly Hills, California 90210

April 2019 to November 2019

**Referee** (appointed to sell an office building and distribution of proceeds amongst the parties).

## **USI Servicing, Inc. vs. Feliciano A. Serrano - Judge Dalili Corral Lyons, Dept. 20**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV05568)

120 S. Boyle Avenue, Los Angeles, CA 90033

March 2019 to December 2020

**Receiver** (appointed to manage and operate a multi-family building).

## **Triangle Center, LLC vs. ERA Ventures, LLC - Judge Carmen Luege, Dept. C61**

(Orange County, Santa Ana Superior Court, Case Number: 30-2019-01056379-CU-UD-CJC)

1870 Harbor Boulevard, Costa Mesa, CA 92627

June 2019 to January 2020

**Receiver** (post judgment receivership, appointed to take possession, manage, protect and transfer a nightclub business with licenses to new ownership).

## **Triangle Center, LLC vs. La Vida Costa Mesa, LLC - Judge Carmen Luege, Dept. C61**

(Orange County, Santa Ana Superior Court, Case Number: 30-2019-01057622-CU-UD-CJC)

1870 Harbor Boulevard, Costa Mesa, CA 92627

June 2019 to current

**Receiver** (post judgment receivership, appointed to take possession, manage, protect and transfer a Mexican restaurant and bar business with licenses to new ownership).

## **Ricardo Prado vs. Virginia Avenue Homeowners Association - Judge Jay Ford III, Dept. O**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC 122980)

2234 Virginia Ave, Santa Monica, CA 90404

June 2019 to current

**Provisional Director** (appointed to be a Provisional Director for a Homeowners Association).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Mojgan Namazi vs. Narcissistik Clothing and Retail LLC - Judge Adriana Escobar, Dept. 14C**

(Clark County, Las Vegas, Nevada, Eighth Judicial District Court, Case Number: A-19-790514-C)

Town Square Mall, 6671 Las Vegas Blvd. South, Las Vegas Nevada 89119

July 2019 to November 2019

**Receiver** (post judgment receivership, appointed to take possession, manage, protect and operate a clothing store).

**Nexgen Capital, LLC vs. Namr1726, LLC - Judge Holly J. Fujie , Dept. 56**

(Los Angeles County, Los Angeles Superior Court, Case Number: 18STCV09948)

Assessor parcel numbers: 0537-022-11, 0537-022-24, 0537-022-38 in Yermo, California 92398

July 2019 to December 2019

**Receiver** (appointed to manage real estate in Yermo, CA).

**Melrose Collective, LLC vs. Koreatown Collective, LLC - Judge Mitchell L. Beckloff, Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: 18STCP03438)

7382 Melrose Ave., Los Angeles, CA 90046

July 2019 to current

**Receiver** (appointed to take possession, manage, protect and operate a cannabis retail and grow business).

**The People of the State of CA vs. Selina, Manjinder and Kabir Singh - Judge David Goldstein, Dept. 6**

(Contra Costa County, Martinez Superior Court, Case Number: 1-187788-5)

Bara Infoware, Inc., Federal Solutions Group, Eagle Solutions, Inc.

July 2019 to current

**Receiver** (appointed to take possession, manage, protect and dissolve three companies to pay criminal restitution charges).

**Plaintiff (name upon request) vs. De Young Kim - Judge Robert Rico, Dept. 53**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV06555)

800-812 North Broadway, 223 Alpine Street, 821 North Spring Street, Los Angeles, CA 90012

July 2019 to current

**Referee** (appointed to sell multiple retail buildings and distribute the proceeds amongst the parties).

**City and County of San Francisco vs. Anne Kihag - Judge Charles F. Haines, Dept. 501**

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(San Francisco County, San Francisco Superior Court, Case Number: CGC-15-546152)

650 Church Street/15-17 Hancock Street, San Francisco, CA

1135-1139A Guerrero Street, San Francisco, CA

69-75 Hill Street, San Francisco, CA

3947 18th Street, San Francisco, CA

3328-3330 26th Street, San Francisco, CA

1378-1382 Alabama, San Francisco, CA

1901 Pacific Avenue, San Francisco, CA

1012 Page Street, San Francisco, CA

July 2019 to current

**Receiver** (appointed to take possession of residential income property, manage and cure health and safety violations).

## **Edwin Solorzano vs. Wholesale Direct Metals - Judge Marc D. Gross, Dept. R**

(Los Angeles County, Santa Monica Superior Court, Case Number: 19SMCV00535)

Wholesale Direct Metals

16994 Avenida de Santa Ynez, Pacific Palisades, CA 90272

July 2019 to current

**Receiver** (appointed to take possession and protect the company's inventory which was comprised of gold coins).

## **Donna Crocco vs. Vince Crocco - Judge David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2017-002217089)

5536 37<sup>th</sup> Avenue, Sacramento, CA 95824

October 2019 to current

**Referee** (appointed to manage and sell a single family home and distribute the proceeds amongst the parties).

## **Pedro & Maria Ramirez vs. Rafael Ramirez, Elsa Flores - Judge Deirdre Hill, Dept. B**

(Los Angeles County, Torrance Superior Court, Case Number: YC 072642)

3240-3242 W. 133<sup>rd</sup> Street, Hawthorne, CA 90250

August 2019 to May 2020

**Referee** (appointed to manage and sell a duplex and distribute proceeds amongst the parties).

## **Ali Askari vs. Nilufar and Nilu Askari - Judge Michael J. Convey, Dept. U**

(Los Angeles County, Van Nuys Superior Court, Case Number: LC106724)

5188 Gaviota Ave., Encino, CA 91436

August 2019 to December 2019

**Referee** (appointed to manage, complete construction, and sell a single family home and divide the proceeds amongst the parties).



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Wendy Crew vs. Wayne Filby - Judge Perry Parker, Dept. 1**

(Sutter County, Yuba City Superior Court, Case Number: CVCS19-0000914)

757 Rice Way, Yuba City, California 95991

August 2019 to current

**Referee** (appointed to manage and sell a single family home and distribute proceeds amongst the parties).

**Civic Financial Services, LLC vs. Tensun42 LLC - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV28763)

624 North Orange Drive, Los Angeles, CA 90036

1400 North Orange Drive, Los Angeles, CA 90028

1414 North Las Palmas, Los Angeles, CA 90028

August 2019 to current

**Receiver** (appointed to manage and operate three residential rental income properties).

**Lanita and Larry Ostendorf vs. Linda Dodd - Judge Raul Sahagun, Dept. F**

(Los Angeles County, Norwalk Superior Court, Case Number: 18NWCV0004)

9519 Elizabeth Ave, South Gate, CA 90280

September 2019 to May 2020

**Receiver** (appointed to manage and sell a single family home and distribute proceeds amongst the parties).

**Charles Golson vs. Barry Bethany - Judge Glenn Holly, Dept. 31**

(Placer County, Santucci Superior Court, Case Number: S-CV-0042787)

1237 Wagon Wheel, Truckee, CA 96161

September 2019 to current

**Receiver** (appointed to manage and sell a single family home and distribute proceeds amongst the parties).

**Lifetime Investments, LLC vs. Name Upon Request - Judge Melvin D. Sandig, Dept. F-47**

(Los Angeles County, Chatsworth Superior Court, Case Number: PC057929)

2255 Parkside Avenue, Los Angeles, CA 90031

100-102 West 40<sup>th</sup> Place, Los Angeles CA 90037

October 2019 to September 2020

**Receiver** (appointed to manage and sell two apartment buildings to pay a judgment in excess of \$1,248,000).

**Murphy R. Kittrell vs. Sunilkumar C. Patel - Judge Charles V. Harrington, Dept. 2**

(Pima County, Tucson Superior Court, Case Number: C20171609)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

Purple Med Healing Center, 1010 S. Freeway Drive Suite 130, Tucson, Arizona, 85745

Purple Med Healing Center Cultivation, 3615 E. Golf Links, Tucson, Arizona, 85713

Green Med Wellness Center, 6464 E. Tanque Verde Road, Tucson, Arizona, 85712

Green Med Wellness Cultivation, 6467 E. Littletown Road, Tucson, Arizona, 85756

October 2019 to February 2020

**Receiver** (appointed to take possession, manage, protect, and operate two cannabis retail and two grow business).

## **Glenn Schuh vs. Frank & Ann McDowell - Judge Steven M. Gevercer, Dept. 27**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2018-00229420)

5536 37<sup>th</sup> Avenue, Sacramento, CA 95824

October 2019 to current

**Referee** (appointed to manage and partition in kind 13 acres of land and distribute proceeds amongst the parties).

## **Pacific Mercantile Bank vs. Platinum Roofing, Inc. - Judge Mary E. Arand, Dept. 104**

(Santa Clara County, Santa Clara Superior Court, Case Number: 19CV358158)

Platinum Roofing, Inc.

1900 Dobbin Drive, San Jose, CA 95133

800 Charcot Ave Suite 107, San Jose, CA 95131

526 Charity Way, Modesto, CA 95356

November 2019 to current

**Referee** (appointed to take possession, manage, protect, and operate a roofing company).

## **Carlous & Renee B. Parker vs. Kenneth, Yvonne, Donald, Margot Parker - Judge Daniel Murphy, Dept. 32**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC713870)

14116, 14124 South Avalon Blvd., Los Angeles, CA 90059

December 2019 to current

**Referee** (appointed to manage and sell real property and a towing business and distribute the proceeds amongst the parties).

## **Stuart Sokolin vs. New York Group Financial, Inc. - Judge Melvin D. Sandig, Dept. F-47**

(Los Angeles County, Chatsworth Superior Court, Case Number: 19CHCP00168)

9919 Sepulveda Blvd., Mission Hills, CA 91345

December 2019 to current

**Receiver** (appointed to manage and sell 18 condominium units. Also administer litigation on behalf of the Corporation).

## **Trudi and John Lytle Trustees vs. Rosemere Estates - Judge Joanna S. Kishner, Dept. 31**

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

(Clark County, Las Vegas, Nevada, Eighth Judicial District Court, Case Number: A-18-775843-C)

1930 Rosemere Court, Las Vegas, Nevada 89117

December 2019 to current

**Receiver** (appointed to reform, manage, and operate a homeowners association and collect on a judgment).

## **Thuy Cam Nguyen vs. Bauman Nguyen - Judge Robert J. Moss, Dept. C14**

(Orange County, Santa Ana Superior Court, Case Number: 30-2019-01075949-CU-OR-CJC)

7921 10<sup>th</sup> Street, Westminster, CA 92683

January 2020 to current

**Referee** (appointed to manage and sell a single family home in a marital dissolution and distribute the proceeds amongst the parties).

## **In Re: Greenstar Hospitality LLC - Judge Timothy W. Dore**

(United States Bankruptcy Court for the Western District of Washington at Seattle Case Number: 17-12815-TWD)

655 E. Windsor Street, Othello, Washington 99344

February 2020 to current

**Custodian** (appointed to manage and sell a 56 unit hotel and pay creditors).

## **City of Santa Barbara vs. Dario L. Pini - Judge Colleen K. Sterne, Dept. 5**

(Santa Barbara County, Santa Barbara, Court, Case Number: 17CV00718)

26 Chapala Street, Santa Barbara, CA 93101

313 West Arrellaga Street Santa Barbara, CA 93101

320 West Mission Street Santa Barbara, CA 93101

626-630 West Cota Street Santa Barbara, CA 93101

329 East Carrillo Street Santa Barbara, CA 93101

615 San Pascual Street Santa Barbara, CA 93101

318-320 West Valerio Street Santa Barbara, CA 93101

104 Los Aguajes Street Santa Barbara, CA, 93101

February 2020 to current

**Receiver** (appointed to take manage and resolve health and safety violations for a hotel and multi-family properties).

## **Ricardo Prado vs. Darin Stoytchev - Judge Jay Ford III, Dept. 0**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC 122980)

2234 Virginia Avenue, Santa Monica, CA 90404

January 2020 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Provisional Director** (appointed to help the homeowners associate by being the tie breaking vote).

**Neighborhood Watch, Inc. vs. Steve Benson - Judge Robert Ito, Dept. H**

(Los Angeles County, Norwalk Superior Court, Case Number: VC065945)

13717 Dunrobin, Bellflower, CA 90706

February 2020 to current

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

**Gotham Green Fund II, LP vs. Gourmet Green Room, Inc. - Judge Mitchell L. Beckloff, Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV38966)

1500 Esperanza St, Los Angeles, CA 90023

February 2020 to current

**Receiver** (appointed to take possession, manage, protect, and operate a cannabis retail, wholesale and grow business).

**Lone Oak Fund, LLC vs. 4 Aces Brand, Inc. - Judge Curtis A. Kin, Dept. E**

(Los Angeles County, Glendale Superior Court, Case Number: 20GDCV00016)

417 ½ to 419 North Brand Blvd., Glendale, CA 91203

February 2020 to current

**Receiver** (appointed to take possession, manage, protect a commercial banquet hall building).

**Charly Netel vs. Lisa Netel - Judge Shelley Kaufman, Dept. 6**

(Los Angeles County, Los Angeles Superior Court, Case Number: BD419954)

16000 Ventura Blvd. Suite 1202, Encino, California

March 2020 to current

**Referee** (appointed to monitor the operations of Certified Public Accounting Firm and report said finding to the parties and the Court).

**Anthony & Sandy Balelo vs. Donna Balelo - Judge Michael Markman, Dept. 16**

(Alameda County, Hayward Superior Court, Case Number: HG19015007)

270-278 North K. Street, Livermore, CA 94551

March 2020 to current

**Receiver** (appointed to manage and sell a duplex and distribute the proceeds amongst the parties).

**Plaintiff (Upon Request) vs. Ka Tat Karter - Judge Robert F. Boulware, II, Dept. 7C**

(United States District Court of Nevada Court, Case Number: 2:20-CV-00406-RFB-BNW)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

Address and name of company provided upon request

April 2020 to current

**Receiver** (appointed to oversee the operations of a nationwide company and provide investigative reports to the Court).

**Margaret L. Sliger vs. Robert Sliger - Judge Shelly A. Seymour, Dept. 7**

(Merced County, Merced Superior Court, Case Number: 17FL-02388)

218-220 K. Street, Los Banos, California, 93635

539 E. Street, Los Banos, California, 93635

540 F. Street, Los Banos, California, 93635 - Pacheco Mini Storage

543 F. Street, Los Banos, California, 93635 - Pacheco Mini Storage

557 F. Street, Los Banos, California, 93635 - Pacheco Mini Storage

603 F. Street, Los Banos, California, 93635 - Pacheco Mini Storage

685 F. Street, Los Banos, California, 93635 - Pacheco Mini Storage

824 Colorado Ave, Los Banos, California, 93635

078-173-008, 084-250-017, 824-250-018, 084-250-024, 084-250-025

April 2020 to current

**Receiver** (appointed to take control of multiple income properties and a Self Storage Business, manage and sell properties).

**Danny Beck vs. Hazel Holmes - Judge Charles Treat, Dept. 12**

(Contra Costa County, Martinez Superior Court, Case Number: MSC19-00359)

3013 Phillips Ct., San Pablo, CA 94806

May 2020 to current

**Receiver** (appointed to take possession, manage, and sell a single family home and facilitate the distribution of proceeds).

**Margarito Magana vs. Enrique Magana - Judge Robert P. Dahlquist, Dept. N-29**

(San Diego County, North San Diego Superior Court, Case Number: 37-2019-00045864-CU-OR-NC)

643 Ida Avenue, Solana Beach, CA 92075

March 2020 to current

**Referee** (appointed to manage and partition a single family home and distribution of proceeds amongst the parties).

**Sherry Price vs. Gary Price - Judge Richard Darwin, Dept. 404**

(San Francisco County, San Francisco Superior Court, Case Number: FDI-17-788865)

June 2020 to current

**Receiver** (appointed to facilitate the wind up of a marital estate).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Grace Thrower, Elaine Lewis vs. Van Moore - Judge Noel Wise, Dept. 24**

(Alameda County, Oakland Superior Court, Case Number: RG19034096)

957 43<sup>rd</sup> Street, Oakland, California 94608

2041 36<sup>th</sup> Avenue, Oakland, California 94601

June 2020 to current

**Referee** (appointed to manage and partition two single family home and distribution of proceeds amongst the parties).

**City of Vallejo vs. Alcee & Donia King - Judge Bradley E. Nelson, Dept. 4**

(Solano County, Fairview Superior Court, Case Number: FCS054432)

401 B.W. Williams Drive, Vallejo, California 94589

July 2020 to current

**Receiver** (appointed to take possession of a home and comply with code compliance orders).

**Synthetic Grass Superstore, Inc. vs. Jack Smith - Judge Mitchell L. Beckloff, Dept. 86**

(Los Angeles County, Los Angeles Superior Court, Case Number: 20STCV22566)

190 Arovista Circle, Brea, CA 92821

August 2020 to current

**Receiver** (appointed to take possession of all synthetic turf products and accessories belonging to Plaintiff).

**Sostenes Reyes vs. Alicia Reyes - Judge Chad W. Firetag, Dept. 3**

(Riverside County, Riverside Superior Court, Case Number: RIC1714450)

235 Navajo Road, Perris, California 92570

August 2020 to current

**Referee** (appointed to manage and partition a single-family home and distribution of proceeds amongst the parties).

**Gregory McFarland vs. Countywood Townhome HOA - Judge Linda Marks, Dept. C10**

(Orange County, Santa Ana Superior Court, Case Number: 30-2016-00875625)

6574-6594 Indiana Street, Buena Park, CA 90621

August 2020 to current

**Receiver** (appointed to manage and operate a Home Owners Association and collect payment on a judgment).

**Anthony Stulpin vs. Howard Lang - Judge Hon. Matthew P. Guasco, Dept. 20**

(Ventura County, Ventura County Court, Case Number: 56-2019-00536423-CU-OR-VTA)

935 Falmouth Street, Thousand Oaks, California 91362

August to current

**Referee** (appointed to take control, manage, and sell a single family home).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Karapet Kesablyan vs. Samuel Medatian - Judge David Sotelo, Dept. 40**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV2779)

12811 Sherman Way, North Hollywood, CA 91606

September 2020 to current

**Receiver** (appointed to take control and manager a grocery store).

**Suzie Rawlinson vs. Joseph Sabol - Judge Katherine A. Bacal, Dept. C-69**

(San Diego County, San Diego Superior Court, Case Number: 37-2019-00038719-CU-BC-CTL)

80-82 Willowside Terrace, Alpine, California 91901

September 2020 to current

**Referee** (appointed to do a lot split to facilitate the division of property to compensate for a large and smaller house).

**5975-5999 Topanga Canyon Blvd. vs. Ahang Zarin Kelk - Judge Melvin D. Sandvig, Dept. F47**

(Los Angeles County, Los Angeles Superior Court, Case Number: LC105208)

1028 San Fernando Road LLC, 5975-5999 Topanga Canyon Blvd., LLC and Yekta LLC.

September 2020 to current

**Receiver** (appointed post judgment to execute on a charging order to pay a judgment).

**Ellen J. Van Buskirk vs. Holly Getlin - Arbitrator Hon. Michael Berg**

(Los Angeles County, Los Angeles Superior Court, Case Number: 01-18-0001-809)

Medjool 179 Farms Associates, a California General Partnership

September 2020 to current

**Receiver** (appointed to review and confirm the accuracy of the books and records for the partnership. Also to oversee the operations of a date farm in Palm Springs).

**Thomas M. Oliveira vs. Blades & Bottles Modesto, LLC - Judge John D. Freeland, Dept. 23**

(Stanislaus County, Modesto Superior Court, Case Number: CV-20-001255)

Blades & Bottles Modesto, 1012 15th St, Modesto, CA 95354

September 2020 to current

**Receiver** (appointed post judgment to transition a liquor license, take control of bank accounts, and manage a business for Hair Salon/Bar to pay a judgment).

**City of Oakland vs. Lori Dario - Judge Stephen Pulido, Dept. 517**

(Alameda County, Oakland Superior Court, Case Number: RG20070921)

6115 International Boulevard, Oakland California 94621

October 2020 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Receiver** (appointed to take possession and operate an Independent Care Living Facility and comply with code compliance orders).

**Baum Bruce vs. Relief CCR (Barc) - Judge John P. Doyle, Dept. 58**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC663325)

432 S. San Vicente Blvd. #100, Los Angeles, California 90048

October 2020 to current

**Receiver** (appointed to take possession, manage, protect, and operate/sell a cannabis retail, distribution, and grow business).

**Nicholas Terpstra vs. Ruth Reich - Judge Curtis A. Kim, Dept. E**

(Los Angeles County, Glendale Superior Court, Case Number: 19GDCV00705)

919 East Acacia Avenue, Glendale, California 91205

October 2020 to current

**Referee** (appointed to take control, manage, and sell an apartment building).

**Patricia Kitchens vs. Neil Kitchens - Judge Thomas W. Wills, Dept. 15**

(Monterey County, Monterey Superior Court, Case Number: 20CV002604)

Appointed over NGK Group, LLC

November 2020 to current

**Receiver** (appointed to take control of multiple income properties, manage and sell properties).

**Patricia Kitchens vs. Neil Kitchens - Judge Thomas W. Wills, Dept. 15**

(Monterey County, Monterey Superior Court, Case Number: 19CV002397)

Appointed over TNK Properties, LLC

November 2020 to current

**Receiver** (appointed to take control of multiple income properties, manage and sell properties).

**Escrow Cash Advance, LLC. vs. Karen Bredice - Judge Barbara Scheper, Dept. 30**

(Los Angeles County, Los Angeles Superior Court, Case Number: 18STCV00830)

26343 West Bravo Lane, Calabasas, California 91302

January 2021 to current

**Referee** (appointed to take control, manage, and sell a single family home).

**Nora Orozco vs. Henry Roberts and Emmett R. Roberts - Judge Richard L. Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC 691477)

1657-1659 W. 12th Place, Los Angeles, CA 90015

January 2021 to current

**Referee** (appointed to take control, manage, and sell an apartment building to pay a judgment).



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Wells Fargo Bank National Association vs. Channel, OXN LLC - Judge , Dept.**

(Ventura County, Ventura Superior Court, Case Number: )

1341 and 1361 W. Channel Island Blvd. Oxnard, CA 93033

January 2021 to current

Referee (appointed to take control, manage a shopping center).

**Norma Isabel Rodarte vs. Klanoush "Jacob" Rohbani - Judge Mitchell L. Beckloff, Dept.**

**86**

(Los Angeles County, Los Angeles Superior Court, Case Number: 20STCPO2726)

12434 Daryl Street, Tarzana, CA 91344

18625 Delano Street, Tarzana, CA 91355

3763 Lankershim Blvd., Los Angeles, CA 90068

January 2021 to current

Referee (appointed to take control, manage, and sell/settle three single family homes to end a partnership).

**Raymond Elbertse vs. Maria Furcolow - Judge Brian S. McCarville, Dept. S30**

(San Bernardino County, San Bernardino Superior Court, Case Number: CIV DS1916255)

5780 Soestern Court, Chino, California 91710

January 2021 to current

Receiver (appointed to take control and manage an industrial warehouse).

**Qi Mou Yee vs. Xiao Hua Kuang - Judge Randle J. Murlene , Dept. 514**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-19-579633)

1450-1452 47th Avenue, San Francisco, CA 94122

February 2021 to current

**Referee** (appointed to take control, manage, and sell a duplex).

**Harvey Cloyd vs. Roderick K. Gaines - Judge Dennis J. Landin, Dept. 51**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV10638)

4542 Don Felipe Dr., Los Angeles, California 90008

March 2021 to current

**Receiver** (appointed to sign closing documents for Defendant, to clean-up title and complete a sale).

**Sandra Martinez vs. Orlando Dagoberto Hernandez - Judge Gregory Keosian, Dept. 61**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC721193)

4338-4340 S. Raymond Ave., Los Angeles, CA 90037

March 2021 to current

**Receiver** (appointed to take control, manage multi-unit property).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Sandra Martinez vs. Orlando Dagoberto Hernandez - Judge Gregory Keosian, Dept. 61**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC721193)

4338-4340 S. Raymond Ave., Los Angeles, CA 90037

March 2021 to current

**Referee** (appointed to take control, manage, and sell multi-unit property and facilitate the division of proceeds amongst the parties).

**Leonard Weinsaft vs. Ami Deckel - Judge Maurice A. Leiter, Dept. 96**

(Los Angeles County, Los Angeles Superior Court, Case Number: 19STCV03524)

7528-7534 Norton Ave., West Hollywood, CA 90046

April 2021 to current

**Referee** (appointed to take control, manage, and sell multi-unit property and facilitate the division of proceeds amongst the parties).

**Douglas Lee vs. Patricia Lee - Judge Stephen Pulido, Dept. 517**

(Alameda County, Oakland Superior Court, Case Number: RG-20-073568)

2622 Ivy Drive, Oakland, CA 94606

April 2021 to current

**Referee** (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**LLC Warehouse III LLC vs. 5150 ECR Group LLC - Judge Christopher G. Rudy, Dept. 7**

(Santa Clara County, San Jose Superior Court, Case Number: 21CV378563)

5150 Camino Real, Los Altos, California 94022

April 2021 to current

**Receiver** (appointed to protect, manage, and sell three office building with 90,000 square feet and entitlements 195 residential condominiums and retail spaces. The property is valued at \$70 million dollars).

**Jennifer Castaneda vs. Chase Elmore - Judge Barry Baskin, Dept. 7**

(Contra Costa County, Martinez Superior Court, Case Number: C20-01202)

1917 Keswick Lane, Concord CA 94518

May 2021 to current

**Referee** (appointed to sell a single family home and facilitate the division of proceeds amongst the parties).

**Jorge Seoane vs. Magdalena Bernabe - Judge Stephen P. Pfahler, Dept. F49**

(Los Angeles County, North Valley District Superior Court, Case Number: 21CHCV00165)

18323 Soledad Canyon #26, Canyon County CA 91387 - Decal Number LBM6208

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

June 2021 to current

**Referee** (appointed to sell a residential trailer with real estate and facilitate the division of proceeds amongst the parties).

**LSC 906-908 Broadway LLC vs. Startup Temple Holdings, Inc. - Judge Charles F. Haines, Dept. 501**

(San Francisco County, San Francisco Superior Court, Case Number: CGC-21-590838)  
906-908 Broadway, San Francisco, CA 94133

June 2021 to current

**Receiver** (appointed to protect, manage, and sell a church with boarding house).

**Marlon Serimian vs. Hannah Serimian - Judge Robert Mangano, Dept. 201**

(Fresno County, Fresno Superior Court, Case Number: 19CEFL02870)  
4960 West Bluff Avenue, Fresno, CA 93722

June 2021 to current

**Receiver** (appointed to sell a single family home and facilitate the division of proceeds amongst the parties).

**The Carrari Family Trust, Linda Kopcrack vs. Angelina Dettamanti - Judge Colleen K. Sterne, Dept. 5**

(Santa Barbara County, Santa Barbara Court, Case Number: 18PR00334)  
4300 Highway 135, Los Alamos, CA 93440

July 2021 to current

**Trustee** (appointed to administer a trust which included over 4000 acres of land which included real estate, farming and cattle leases).

**Christine Cope & Irma Abril vs. Ignacio & Laura Silva - Judge Gregory Pollack, Dept. 71**

(San Diego County, San Diego Court, Case Number: 37-2019-00058047-CU-OR-CTL)  
2905 Bancroft Street, San Diego, CA 92104

September 2021 to current

**Referee** (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**Build America, LLC. vs. Santa Monica Observer Newspaper, Inc. - Judge Chester H. Horn, Jr., Dept. I**

(Los Angeles County, Santa Monica Court, Case Number: 03R00219)  
1844 Lincoln Blvd, Santa Monica, CA 90404

September 2021 to current

**Receiver** (appointed to take control and manage a newspaper to pay a judgment).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Phillip Bridge, Bridge Family Trust vs. Belluomini Ranches, LP - Judge Linda S. Etienne, Dept. I**

(Kern County, Bakersfield Court, Case Number: BCV-17-100445)

444 East Front Street, Buttonwillow, CA 93206

103-100-24, 103-100-24-4, 103-140-14-1 and 103-150-07

September 2021 to current

**Receiver** (appointed to take control, manage, and sell farm land and an office building).

**Esperanza Hansen Gonzalez vs. Asset-Backed Lending Partners Reit or ABL Reit - Judge Bret Hillman, Dept. 7**

(Tulare County, Visalia Court, Case Number: VCU284145)

2948 and 2950 East Douglas Avenue, Visalia, CA 93292

September 2021 to current

**Receiver** (appointed to take control and manage an Adult Assisted Living Facility).

**Steven Podell vs. Mag Wellness, Inc. - Judge Delbert C. Gee, Dept. 514**

(Alameda County, Oakland Superior Court, Case Number: RG-21110007)

d.b.a. Magnolia Wellness

161 Adeline Street, Oakland, CA 94607

October 2021 to current

**Receiver** (appointed to take possession, manage, protect, and sell a cannabis retail and wholesale business to pay creditors).

**Eric Mizrahi vs. Yehuda Maimon - Judge Mitchell L. Beckloff, Dept. 86**

(Los Angeles County, Stanley Mosk Court, Case Number: 21STCV13296)

513 Esplanade Unit 913, Redondo Beach, CA 90277

406 S. St. Andrews Place, Los Angeles, CA 90020

December 2021 to current

**Receiver** (appointed to take control, manage, and sell two rental properties).

**F&E Leasing vs. Green Cross of America - Judge Mark R. Denton, Dept. 13**

(Clark County, Las Vegas District Court, Case Number: A-16-735157-B)

d.b.a. Green Cross of America

5101 Oakridge Ave, Pahrump, NV 89048

January 2022 to current

**Receiver** (appointed to take possession, manage, protect, and sell cannabis retail and wholesale business to pay creditors).

**Robert Watson vs. Lurdes Casillas - Judge Derek W. Hunt, Dept. C-11**

(Orange County, Santa Anna Court, Case Number: 30-2020-001172685-CU-OR-CJC)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

34402 Camino El Molino, Dana Point, CA 92624

February 2022 to current

**Referee** (appointed to ascertain the facts regarding status of plaintiff's interest and priority of liens on a single family home).

**Abel & Guadalupe Munoz vs. Rosa Munoz - Judge John R. Mayne, Dept. 21**

(Stanislaus County, Modesto Court, Case Number: CV21004399)

6300 Lon Dale Road, Oakdale, CA 95361

February 2022 to current

**Referee** (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**David Harrison vs. Daniella Rand - Judge Monica F. Wiley, Dept. 405**

(San Francisco County, San Francisco Superior Court, Case Number: FDI-15-783918)

2715 Scott Street, San Francisco, CA 94123

March 2022 to current

**Receiver** (appointed to protect, manage, and sell a home and marshal funds in a marital estate).

**Ocean Tower Housing Corporation vs. John Spahi - Judge Jay H. Ford, Dept. O**

(Los Angeles County, Santa Monica Superior Court, Case Number: SC124263)

201 Ocean Avenue, Santa Monica, CA 90402 units 1203B, 1509P, 1601B, 1709B, 1905P, and 1908B

March 2022 to current

**Receiver** (appointed to take control, manage, and sell six tenant in common units in an ocean front property).

**Ellen M. De Angelis vs. John & Julie Marsh - Judge Maurice A. Leiter, Dept. 54**

(Los Angeles County, Stanley Mosk Court, Case Number: 20STCV44129)

2323 Orange Cove Avenue, La Crescenta, CA 91214

March 2022 to current

**Referee** (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**Richmond CCC vs. Richmond Patient's Group - Judge Edward G. Weil, Department 39**

(Contra Costa County, Martinez Superior Court, Case Number: MSC16-01426)

Green Remedy located at 2928 Hilltop Mall Road, Richmond, CA 94806

Ivy Hill located at 1836 Park Blvd. Oakland, CA 94606

April 2022 to current

**Receiver** (appointed to take possession, manage, protect, and sell two cannabis businesses to pay creditors).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Audrey Haskell Family Trust vs. Edward Lubin - Judge Theresa M. Traber, Dept. 47**

(Los Angeles County, Stanley Mosk Court, Case Number: 19STPB06779)

12324 Montana Avenue, Brentwood, CA 90049

April 2022 to current

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

**Scott Diaz vs. Manuela Diaz - Judge Shelly Seymour, Dept. 7**

(Merced County, Merced Court, Case Number: FLM58911)

1401 Miles Miles Road, Merced, CA 95341

April 2022 to current

**Referee** (appointed to take control, manage, and sell a ranch property and facilitate the division of proceeds amongst the parties).

**The People of The State of California vs. Heather Louise Rodriguez - Judge Brad DeMeo, Dept. 10**

(Sonoma County, Martinez Court, Case Number: SCR747691-1)

2722 Highway 88 E, Mena Arkansas 71953

March 2022 to current

**Receiver** (appointed to take control of a bank account and sell a property to pay restitution to the victims in a criminal case).

**West Town Bank & Trust vs. Charm Hospitality, LLC - Judge Mason E. Simons, Dept. 3**

County of Elko, Elko District Court, Case Number: DC-CV-22-39)

Wingate by Wyndham Hotel

3019 Idaho Street, Elko, Nevada 89801

May 2022 to current

**Receiver** (appointed to take possession, manage, and protect this 77 unit hotel).

**Jesus Diaz Magana vs. Jose Guzman Garia - Judge Gary Nadler, Dept. 19**

(Sonoma County, Santa Rosa Court, Case Number: SCV-263627)

2627 Navajo Street, Sanata Rosa, CA 95403

April 2022 to current

**Referee** (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**Ane Holdings, LLC vs. Joseph Rubin - Judge O.G. Magno , Dept. PS2**

(Riverside County, Palm Springs Superior Court, Case Number: RG-CVPS2102620)

The Lighthouse Palm Springs

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

395 N. Palm Canyon Drive, Palm Springs, CA 92262

May 2022 to current

**Receiver** (appointed to take possession, manage, protect, and sell cannabis retail and wholesale business).

**James Davis vs. Judith A. Gale - Judge Samuel McAdam, Dept. 10**

(Yolo County, Woodland Court, Case Number: CV2021-1502)

177 Buckeye Street, Woodland, CA 95695

May 2022 to current

**Referee** (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**L.H. Winfield vs. Jonathan Winfield - Judge Matthew Brower, Department N-16**

(San Diego County, North San Diego Superior Court, Case Number: 18FL008512N)

Home/Lifestyle Magazine and Website

905 ½ Crest Road, Del Mar, California 90214

June 2022 to current

Receiver (appointed to take possession, manage, and protect a home/lifestyle magazine and website).

**Museum Building Holdings, LLC vs. Broadbridge LA, LLC - Judge Mary Stobel, Dept. 82**

(Los Angeles County, Los Angeles Superior Court, Case Number: 22STCV17409)

826 and 832 South Hill Street, Los Angeles, California 90014

801 S. Broadway, Los Angeles, California 900114

December 2015 to July 2020

Receiver (appointed to take control, manage, and protect entitlements for a 1.1 million square foot multi-use building).

**Jeremy Bijaoui vs. Zadock Marshall-Perfect Kush - Judge Jon Takasugi Department 17**

(Los Angeles County, Central District Superior Court, Case Number: 21STCV16983)

Perfect Kush located at 14778 Keswick Street, Van Nuys, CA 91405

June 2022 to current

Receiver (appointed to take possession, manage, and protect a cannabis grow and distribution businesses).

**Richard C. Delin vs. John N. Delin - Judge Cynthia A. Freeland, Dept. N-27**

(San Diego County, San Diego Superior Court, Case Number: 37-2021-00045344-CU-OR-NC)

1247 Las Vistillas Lane, San Marcos, CA 92078

June 2022 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

Referee (appointed to take control, manage, and sell a single family home and facilitate the division of proceeds amongst the parties).

**Barbara McGowan vs. Richard Sauer - Judge Richard K. Sueyoshi, Dept. 53**

(Sacramento County, Sacramento Superior Court, Case Number: 34-2020-00273881)  
12565 Auto Mall Circle, Folsom, CA 95630

June 2022 to current

Referee (appointed to investigate liens against the property and report back to the Court).

**Sukhlak Singh vs. Prince Albert - Judge Rupert A. Byrdsong, Department 28**

(Los Angeles County, Central District Superior Court, Case Number: 21STCV27520)  
Prince Albert Liquor, located at 1161 E. Vernon Ave., Los Angeles, CA 90011

June 2022 to current

Receiver (appointed to take possession, manage, and protect a liquor store businesses).

**Rudy Rezzadeh vs. John C. Chiu - Judge Thomas S. Clark, Department 17**

(Kern County, Bakersfield Superior Court, Case Number: BCV-16101978)  
3400 W. 15th Street, Rosamond, CA 93560

June 2022 to current

Receiver (appointed to take possession, manage, and sell a 120 unit apartment building).

**Pelorus Fund REIT vs. Emerald Family Farms - Judge Timothy A. Canning, Department 4**

(Humboldt County, Eureka Superior Court, Case Number: CV2200389)  
130 Flower McNeil Road, Willow Creek, CA 95573

45 Ericson Court, Arcata, CA 95521

July 2022 to current

Receiver (appointed to take possession, manage, protect, and sell an office building and 51 acre cannabis farm, distribution center, extraction lab, and packaging facility to pay creditors).

**John T. Manassero Sr. vs. Virginia Manassero - Judge Jaye Lee, Dept. 10C**

(San Joaquin, Stockton Superior Court Case No. STK-CV-URP-2021-0007058)  
820 W. Kettleman Lane, Lodi, CA 95240

August 2022 to current

Referee (appointed to protect, manage, and sell a property with a national franchise tenant and facilitate the distribution of proceeds amongst the parties).

**Alternative Medicine Association vs. Harvest Foundation, LLC - Judge Crystal Eller, Department 19**

(Clark County, Las Vegas District Court Case No. A-16-735157-B)

Harvest



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

3395 Pinks Place, Las Vegas, NV 89102

July 2022 to current

**Receiver** (appointed to take possession, manage, protect, and sell cannabis retail and wholesale business to pay creditors).

**Precision Business Consulting LLC vs. Jill Suzann Medley - Judge Cynthia Freeland, Department N-27**

(San Diego County, Northern San Diego Superior Court Case No. 37-2021-00010047-CU-BC-NC)

July 2022 to current

**Receiver** (appointed to take possession of a commission check and distribute according to the court's order).

**Donald Harrison vs. Debra and Gary Harrison - Judge Christopher Krueger, Dept. 54**

(Sacramento County, Sacramento Superior Court Case No. 34 2021-00295982)

3210 Lerwick Road, Sacramento, CA 95821

August 2022 to current

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

**John T. Manassero Sr. vs. Robert L. Manassero - Judge Carol A. Greene, Dept. 2**

(Riverside County, Riverside Superior Court Case No. CVR12103543)

18890 Van Buren Boulevard, Riverside, CA 92508

September 2022 to current

**Referee** (appointed to protect, manage, and sell a property with a national franchise tenant and facilitate the distribution of proceeds amongst the parties).

**Nazita Gaff vs. Nader Amirvand - Judge Glenn R. Salter, Dept. N06**

(Orange County, Santa Ana Superior Court Case No. 30-2022-01240496)

2115 Harbor Boulevard, Costa Mesa, CA 92627

September 2022 to current

**Receiver** (appointed to protect, manage, and collect rent from an exotic car dealership to pay a judgment).

**Thayer Properties, Inc. vs. Ges Real Estate, LLC - Judge Trisha Hirashima, Dept. 40**

(Placer County, Roseville Superior Court Case No. S-CV-0048751)

3660 Lacrosse Dr., Carnelian Bay, CA 96140

3060 Highland Dr., Tahoe City, CA 96145

3010 Electric Dr., Homewood, CA 96141

3030 Electric Dr., Homewood, CA 96141

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

September 2022 to current

**Receiver** (appointed to protect, manage, and collect rent from four rental properties).

**Leelanau Holdings, LLC. vs. Mason Street Affordable Housing, L.P. - Judge Charles F. Haines, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-22-601340)

125 Mason Street, San Francisco, CA 94102

September 2022 to current

**Receiver** (appointed to protect, manage, and collect rents for an 81 unit apartment building with below market rents, tax credits, and municipal bond compliance programs).

**Mark Bichsel vs. Ana Karime Bichsel - Judge Wendy L. Wilcox, Dept. 81**

(Los Angeles County, Los Angeles Superior Court Case No. 19STFL13066)

7418 Denrock Avenue, Westchester, CA 90045

October 2022 to current

**Receiver** (appointed to safeguard and distribute marital estate funds).

**Michael & Lauren Koenig vs. Centralia Apartments - Judge David Sotelo, Dept. 40**

(Los Angeles County, Los Angeles Superior Court Case No. BC717394)

21114 Pioneer Blvd., Lakewood, CA 90715

November 2022 to current

**Receiver** (appointed to protect, manage, and operate a HUD apartment building).

**Einarz Ozolins vs. Juice Holick, LLC - Judge Jeffrey S. Brand, Dept. 22**

(Alameda County, Oakland Superior Court Case No. RG21105169)

377 17th St, Oakland, CA 94612

November 2022 to current

**Receiver** (appointed to review the business financial records and accounting and to assist the parties in valuation and dissolution of the company).

**Hulad Saleh vs. Saleh Ahmed Saleh - Judge James Rigali, Dept. 2**

(Santa Barbara County, Santa Barbara Superior Court Case No. 20CV02931)

719 West Laurel Avenue, Lompoc, CA 93436

December 2022 to current

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

**United Business Bank. vs. Kinney Hotel - Judge Charles F. Haines, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-22-602344)

410 Eddie Street, San Francisco, CA 94109

December 2022 to current

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Receiver** (appointed to protect, manage, and operate a 56-unit hotel).

**Colin P. Dias vs. Lia Jones-Dias - Judge Mark Juhas, Dept. 64**

(Los Angeles County, Los Angeles Superior Court Case No. 21STFL09396)

The Champ City Bar & Lounge, 10612-10614 S. Prairie Ave., Inglewood, CA, 90303

The Savoy Entertainment Center, 214 S. La Brea Ave., Inglewood, CA 90301

3645 W. Medici Lane, Inglewood, CA 90305

November 2022 to February 2023

**Receiver** (appointed to protect, manage, and sell two businesses and a single-family home).

**Sashi Mudaliar vs. Rajesh Prasad - Judge Christopher Krueger, Dept. 54**

(Sacramento County, Sacramento Superior Court Case No. 32-2022-00318608-CU-OR-GDS)

7749 Temwoods Way, Sacramento, CA 95828

January 2023 to current

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

**Lone Oak Fund vs. Normandi LLC - Judge Jay H. Ford, Dept. 0**

(Los Angeles County, Santa Monica Superior Court Case No. 23SMCV00180)

341 S. Alvarado Street, Los Angeles, CA 90057

668 S. Rampart Blvd., Los Angeles, CA 90057

1100 S. Beverly Drive, Los Angeles, CA 90035

2816 San Marino Street, Los Angeles, CA 90006

2795 W. 8th Street, Los Angeles, CA 90005

4310 Russell Avenue, Los Angeles, CA 90027

147 S. Normandie Avenue, Los Angeles, CA 90004

8434 Willis Avenue, Panorama City, CA 91402

January 2023 to current

**Receiver** (appointed to protect and manage 302 apartment and commercial units).

**Manuel Maia vs. Maria Margarida Silva Lucas - Judge Eumi Lee, Dept. 512**

(Alameda County, Oakland Superior Court Case No. RG20080810)

34875 Peco Street, Union City, California 94587

34831 Peco Street, Union City, California 94587

35607 Newark Boulevard, Newark, California 94560

1117 W. Swain Road, Stockton, California 95207

3122 Wendell Avenue, Stockton, California 95204

3132 Wendell Avenue, Stockton, California 95204

416 & 418 Maple Street, Santa Cruz, California 95060

3106 Delaware Avenue, Stockton, California 95204

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

2191 W. Mendocino Avenue, Stockton, California 95204

2179 W. Mendocino Avenue, Stockton, California 95204

January 2023 to current

**Receiver** (appointed to protect and manage 67 apartment units).

**Mary Ann Guadagno vs. Robert James Guadagno - Judge Thomas P. Anderle, Dept. 3**

(Santa Barbara County, Santa Barbara Superior Court Case No. 1263407)

657 Chinook Dr., Ventura, CA 93001

February 2023 to current

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

**Yunhee Min vs. Jeffrey Siegel - Judge Thomas D. Long, Dept. 48**

(Los Angeles County, Los Angeles Superior Court Case No. 21STCV03760)

440 South Wilton Place, Los Angeles, CA 90020

February 2023 to current

**Referee** (appointed to protect, manage, and sell a 14 unit apartment building and facilitate the distribution of proceeds amongst the parties).

**Paul Bosworth vs. Christian E. Fuller - Judge Matthew C. Braner, Dept. 60**

(San Diego County, San Diego Superior Court Case No. 37-2019-00034668-CU-OR-CTL)

4250 Cobalt Drive, La Mesa, CA 91941

February 2023 to current

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

**Undisclosed Company - Judge Mitchell Beckloff, Dept. 86**

(Los Angeles County, Los Angeles Superior Court Case No. 22STCP01458)

440 South Wilton Place, Los Angeles, CA 90020

February 2023 to current

**Liquidating Agent** (appointed to protect, manage, operate, and sell the assets of a clothing company and dissolve the corporation).

**Marvin Gross vs. Esther Montello - Judge Daniel Murphy, Dept. 32**

(Los Angeles County, Los Angeles Superior Court Case No. 20 STCV16978)

16235 Jersey Street, Granada Hills, CA 91344

February 2023 to current

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**JPine Sales, Inc. vs. Lina Wang and Cheng Ouyang - Judge Nancy L. Ailf, Department 27**

(Clark County, Las Vegas District Court Case No. A-22-857868-B)

Undisclosed Asian Food Distribution Company

3899 Renate Drive, Las Vegas, NV 89103

March 2023 to current

**Receiver** (appointed to take possession, manage, and protect an Asian food distribution company during a partnership dispute).

**Mirela Paraganlija vs. Griselda Guzman - Judge Tara Desautels, Dept. 16**

(Alameda County, Oakland Superior Court Case No. 22CV015402)

2622 and 2624 Viola Street, Oakland, California 94619

March 2023 to current

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

**TK Veterans LLC vs. Vets Leaf, Inc. - Judge Kira L. Klatchko, Department PS1**

(Riverside County, Riverside Superior Court Case No. CVPS2301397)

Vets Leaf, Inc.

65311 San Jacinto Lane, Desert Hot Springs, California 92240

April 2023 to current

**Receiver** (appointed to take possession, manage, protect, and sell cannabis grow and product manufacturing business).

**RH Properties vs. Sandra McBeth - Judge Mitchell Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. 22STCV3436)

5532 W. 62nd Street, Los Angeles, California 90056

April 2023 to current

**Receiver** (appointed to take possession and manage three single family homes).

**Mario Martinez Verastegui vs. Lilia Martinez Farias - Judge John P. Bianco, Dept. 2**

(Tulare County, Visalia Superior Court Case No. VCU290933)

912 North Sycamore Avenue, Lindsay, California 93247

April 2023 to current

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

**Belmont NLV, LLC vs. Green Leaf Farms Holdings - Judge Timothy Williams, Department 16**

(Clark County, Las Vegas District Court Case No. A-21-832595-B)

Green Leaf Farm Holdings

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

5243 Sunny Beach Ln Las Vegas, NV, 89118

April 2023 to current

**Receiver** (appointed to take possession, manage, protect, and sell a cannabis grow business).

## **The 2015 Timothy Joseph Hayes Revocable Trust - Judge John G. Evan, Department PS3**

(Riverside County, Palm Springs Superior Court Case No. 22STCV3436)

Undisclosed real estate, person property and funds

April 2023 to current

**Trustee** (appointed trustee to take control, manage, protect, and distributed real estate, personal property and funds).

## **Undisclosed Celebrities Estate - Judge Mitchell Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. BP117321)

Undisclosed location

May 2023 to current

**Receiver** (appointed to take possession and protect personal property while family members litigate).

## **Angel Luis Barrueta vs. Alexis Barrueta - Judge Michael P. Lindfield, Dept. 34**

(Los Angeles County, Los Angeles Superior Court Case No. VCU22STCV31289)

1029 Coronado Terrace, Los Angeles, California 90026

May 2023 to current

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

## **Timothy Farley vs. Grace Farley - Judge Stephen P. Freccero, Dept. A**

(Marin County, Santa Rosa Superior Court Case No. CIV2203229)

99 Old Rancheria Road, Nicasio, CA 94946

May 2023 to current

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

## **Praetorian Global, Inc. vs. Simple Humboldt Organics, LLC, - Judge Timothy A. Canning, Department 4**

(Humboldt County, Eureka Superior Court Case No. CV2101238)

Four parcels of land

June 2023 to current

**Receiver** (appointed to take possession, manage, protect, and sell four parcels of cannabis farm, distribution center, packaging facility to pay creditors).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**East West Bank vs. Herbl, Inc. - Judge Colleen K. Stern, Department 5**

(Santa Barbara County, Santa Barbara Superior Court Case No. 23CV02629)

Herbl, Inc.

759 Ward Drive, Goleta CA 93117

June 2023 to current

**Receiver** (appointed to take possession, manage, and sell one of the largest cannabis distribution companies in California).

**City of Los Angeles vs. Skid Row Central 1 LP - Judge Mitchell Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. 23STCP01011)

29 locations

June 2023 to current

**Receiver** (appointed to take possession, manage, and oversee 29 homeless shelters in the City of Los Angeles).

**Praetorian Global, Inc. vs. Eel River Organics, LLC - Judge Timothy A. Canning, Department 4**

(Humboldt County, Eureka Superior Court Case No. CVS2101238)

Simply Humboldt Organics

June 2023 to current

**Receiver** (appointed to take possession, manage, and sell a cannabis grow operation and distribution license).

**Jamal Holdings vs. 9010 Melrose Avenue - Judge Jay H. Ford, Dept. 0**

(Los Angeles County, Santa Monica Superior Court Case No. 23SMCV00648)

Undisclosed Restaurant

June 2023 to current

**Receiver** (limited purpose receivership to gather all books and records and oversee the financials of the business).

**Lee Deanda vs. Matthew Deanda - Judge Edward B. Moreton Jr., Dept. 205**

(Los Angeles County, Santa Monica Superior Court Case No. 22SMCVO2559)

3393-3395 Livonia Avenue, Los Angeles, CA 90034

June 2023 to current

**Referee** (appointed to protect, manage, and sell a duplex and distribution of proceeds amongst the parties).

**Lisa M. Flannigan vs. John E. Flannigan - Judge Thomas Trent Lewis, Department 2**

(Los Angeles County, Los Angeles Superior Court Case No. 19STFL0131)

JEF Management, LLC

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

July 2023 to July 2023

**Receiver** (marital dissolution case to collect a court ordered judgment).

**Christina Izarrar vs. Richard Inzunza - Judge Jeffrey B. Jones, Dept. D-7**

(Imperial County, El Centro Superior Court Case No. ECU002392)

896 E. Dealwood Road, El Centro, CA 92243

July 2023 to current

**Referee** (appointed to protect, manage, and sell a single-family home and divide the proceeds amongst the parties).

**Lone Oak Fund, LLC vs. Lenlib Almont, Inc. - Judge Mark H. Epstein, Dept. R**

(Los Angeles County, Santa Monica Superior Court Case No. 23SMCV02513)

120 N. Almont Drive, Beverly Hills, CA 90211

138 N. Almont Drive, Beverly Hills, CA 90211

144 N. Almont Drive, Beverly Hills, CA 90211

430 N. Maple Drive, Beverly Hills, CA 90210

1122 Cardiff Avenue, Los Angeles, CA 90035

July 2023 to current

**Receiver** (appointed to protect and manage a portfolio of multi-family properties).

**Annex Walnut Automotive vs. Maryam Rouillard - Judge Mitchell Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. 23STCP01071)

17999 E. Valley Boulevard, City of Industry, CA 91744

July 2023 to current

**Receiver** (appointed to take possession, manage, and sell a paint company).

**John Tremendoza vs. Heather Tremendoza - Judge Julie A. Palafox, Dept. L73**

(Orange County, Orange Superior Court Case No. 17D006268)

Undisclosed Property Management Company

July 2023 to current

**Receiver** (appointed to run and operate a property management company).

**Stevens Law Group vs. Anubis Bio Corp. - Judge Larry E. Hayes, Dept. 5**

(Santa Cruz County, Santa Cruz Superior Court Case No. 22CV02688)

USPTP Patent Number 10,973,918

August 11, 2023 to current

**Receiver** (appointed to sell a dog medication patent to pay a judgment).



# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Pelorus Fund Reit, LLC vs. 1300 Bowes Rd Zav Next One LLC - Judge Divya Sarang, Dept. 150**

(Kane County, St. Charles Circuit Court Case No. 2023-FC-000403)

1300 Bowes Road, Elgin, IL 60123

August 2023 to current

**Receiver** (appointed to run and operate cannabis grow and distribution business).

**Lone Oak Fund, LLC vs. 2263 Sacramento Street Partners, LP. - Judge Charles Haines, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-23-608700)

2263 to 2269 Sacramento Street, San Francisco, CA 94115

September 2023 to current

**Receiver** (appointed to protect and manage a 29 unit short-term residential rental property).

**Stephen T. Conley Jr. vs. Damien Hall - Judge Richard K. Sueyoshi, Dept. 53**

(Sacramento County, Sacramento Superior Court Case No. 34-2022-00317949)

2185 Eden River Ct., Cordova, CA 95670

September 2023 to current

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

**Montana Oasis, Inc. vs. Sea Recovery 2, LLC. - Judge Jill Feeney, Department 78**

(Los Angeles County, Los Angeles Superior Court Case No. 23STCV02371)

1807 Pier Avenue, Santa Monica, CA 90405

2205 Hill Street, Santa Monica, CA 90405

749 17th Street, Santa Monica, CA 90402

1831 Wilshire Blvd. C, C2, Santa Monica, CA 90403

1821 Wilshire Blvd. 410, Santa Monica, CA 90403

September 2023 to current

**Receiver** (appointed to take possession and manage a drug and alcohol rehabilitation center).

**Donald Friedrichsen vs. Craig Renda - Judge Manual Bustamante, Dept. PS2**

(Riverside County, Riverside Superior Court Case No. CVPS2200696)

82196 Ullman Road, Indio, CA 92201

September 2023 to current

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

**The Ben Byungil Cho and Myung Ki Cho Family Trust - Judge Daniel Juarez Dept. 67**

(Los Angeles County, Los Angeles Superior Court Case No. 19STPB05218)

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

846 S. Hoover Street, Los Angeles, CA 90005

October 2023 to current

**Receiver** (appointed to take possession, manage, and sell a paint company and the real estate).

**Bank of Southern California vs. 1007 Lincoln Boulevard, LLC - Judge Mark A. Young, Dept. M**

(Los Angeles County, Santa Monica Superior Court Case No. 23SMCV04510)

1007 Lincoln Blvd. Santa Monica, CA 90403

1038 10th Street, Santa Monica, CA 90403

1516 Sanford Street, Santa Monica, CA 90404

October 2023 to current

**Receiver** (appointed to take possession and manage three multi-family apartment buildings).

**William Kubasek vs. Christopher Joseph Kubasek - Judge Clare Maier, Dept. 36**

(Contra Costa County, Martinez Superior Court Case No. C23-00557)

1667 Mary Drive, Pleasant Hills, CA 94523

October 2023 to current

**Referee** (appointed to take possession, manage, and sell a multi-family apartment building).

**Donald G. Friedrichsen II vs. Craig Frank Renda - Judge Manuel Bustamante, Dept. PS2**

(Riverside County, Palm Spring Superior Court Case No. CVPS2200696)

82196 Ullman Road, Indio, CA 92201

October 2023 to current

**Referee** (appointed to take possession, manage, and sell a single-family home).

**Trevor Smith vs. Devi Holdings - Judge Christopher Coury Dept. 713**

(Maricopa County, Phoenix Court Case No. CV2023-009575)

690 North Cofco Center Court, Suite 230, Phoenix, Arizona 85008

November 2023 to current

**Receiver** (appointed to take possession and manage a multi-state cannabis company).

**Daniel De Leeuw vs. Anjelica Casillas - Judge Matthew P. Guasco, Dept. P20**

(Ventura County, Ventura Superior Court Case No. 56-2022-00573286-CU-OR-VTA)

3061 Klamath Ave., Simi Valley, CA 93063

November 2023 to current

**Referee** (appointed to take possession, manage, sell a single-family home).

**William Kubasek vs. Christopher Joseph Kubasek - Judge Jill C. Fannin, Dept. 21**

(Contra Costa County, Martinez Superior Court Case No. C23-00555)

1650 3rd Street, Concord, CA 94519

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

November 2023 to current

**Referee** (appointed to take possession, manage, sell a single-family home).

**NVCHI Holdings, LLC vs. Nevada AG CO, Hempire Entities - Judge Mark Denton, Dept. 13**

(Clark County, Las Vegas Court Case No. A-23-880387-B)

1181 N. Hwy 95, Tonopah, NV 89049

November 2023 to current

**Receiver** (appointed to take possession and manage a cannabis grow, manufacturing, and distribution facility).

**Charles Gustin vs. The Uchida Irrevocable Trust - Judge Bradley Erdosi, Department C07**

(Orange County, Costa Mesa Superior Court Case No. 30-2-22-01250801-PR-TR-CMC)

Undisclosed real estate, person property, and funds

November 2023 to current

**Trustee** (appointed trustee to take control, manage, protect, and distributed real estate, personal property, and funds).

**Citigroup Financial Products Inc. vs. Rosslyn Lofts Housing Partners, LP - Judge Mitchell Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. 23STCP03597)

451 S. Main Street, Los Angeles, CA 90013

November 2023 to current

**Receiver** (appointed to take possession, manage, and oversee a 299 unit multi-income housing project with tax credits).

**Paula Benom vs. Mark Myers/United Facility Solutions, Inc. - Judge Mitchell Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. 23STCV12687)

19208 Vermont Avenue, Gardena, CA 90248

November 2023 to current

**Receiver** (appointed to take possession of funds and assets and assist with the dissolution of the company).

**LoneCore Capital Credit REIT vs. ECI Four Oakmead LLC - Judge Evette Pennypacker, Dept. 06**

(Santa Clara County, San Jose Superior Court Case No. 23CV426719)

1230-1290 Oakmead Parkway, Sunnyvale, CA 94085

December 2023 to current

**Receiver** (appointed to protect and manage a 144,000 square foot office building).

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Yvette Lloyd-Brady vs. Edmund Tracy Lloyd - Judge Robert B. Broadbelt III, Dept. 53**

(Los Angeles County, Stanley Mosk Superior Court Case No. 23STCV07640)

5333 Marburn Avenue, CA 90043

December 2023 to current

**Referee** (appointed to take possession, manage, sell a single-family home and facilitate the distribution of proceeds).

**East West Bank vs. 3100 North First, LLC - Judge Ronald E. Quidachay, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-23-611257)

3100 North First Street, San Jose, CA 95131

December 2023 to current

**Receiver** (appointed to protect and manage a 99,424 square foot office building).

**Forethought Life Insurance Company vs. 6101 Centinela Property Owner - Judge Elaine W. Mandel, Dept. P**

(Los Angeles County, Santa Monica Superior Court Case No. 23SMCV05493)

6101 W. Centinela Avenue, Culver City, CA 90230

December 2023 to current

**Receiver** (appointed to protect and manage a 190,473 square foot office building).

**Lone Oak Fund, LLC vs. Dream Camp, LLC - Judge James Chalfant, Dept. 85**

(Los Angeles County, Stanley Mosk Superior Court Case No. 23STCV31378)

2836 W. 8th Street, Los Angeles, CA 90005

January 2024 to current

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

# Receivership Specialists

State and U.S. Federal Court Receivers / Referees / Trustees

**Expert Witness Assignments:**

**Gabriel Barazani vs. Mayan Ganem Investments, LLC**

(Los Angeles County, Los Angeles Superior Court, Case Number: BC518523)

June 2016

**Expert Witness** (retained to review documents and inspect an apartment building and opine regarding business practices for property management).

**Kimberly Nanke vs. Winston Conkling/Maggie's Farm LLC**

(Denver Colorado, JAG Case Number 2016-0584A)

**Expert Witness** (retained to evaluate a Cannabis Business and opine on the normal businesses practices for this type of business in a marital dissolution).