

United States Bankruptcy Court
Northern District of California

In re: Case No. 15-43733 WJL
ESTEPHAN G. SARKIS Chapter 11

_____ /

[proposed] COMBINED PLAN OF REORGANIZATION
AND [TENTATIVELY APPROVED] DISCLOSURE STATEMENT
September 6, 2016

INTRODUCTION

This is Debtor's Combined Chapter 11 Plan of Reorganization and Disclosure Statement (the Plan). The Plan identifies each known creditor by name and describes how each claim will be treated if the Plan is confirmed.

Part 1 contains the treatment of creditors with secured claims; Part 2 contains the treatment of general unsecured creditors: a prorata portion of up to \$60,000, likely to result in a 100% recovery of allowed claims, in quarterly payments over five years. Taxes and other priority claims would be paid in full, as shown in Part 3.

Most creditors (those in impaired classes) are entitled to vote on confirmation of the Plan. Completed ballots must be received by Debtor's counsel, and objections to confirmation must be filed and served, no later than [date]. The court will hold a hearing on confirmation of the Plan on [date] at [time].

Attached to the Plan are exhibits containing financial information that may help you decide how to vote and whether to object to confirmation. Exhibit 1 includes background information regarding Debtor and the events that led to the filing of the bankruptcy petition and describes significant events that have occurred during this Chapter 11 case. Exhibit 2 contains an analysis of how much creditors would likely receive in a Chapter 7 liquidation. Exhibit 3 shows Debtor's monthly income and expenses. Exhibit 4 describes how much Debtor is required to pay on the effective date of the plan. Exhibit 5 shows Debtor's monthly income and expenses related to each investment property.

Whether the Plan is confirmed is subject to complex legal

rules that cannot be fully described here. You are strongly encouraged to read the Plan carefully and to consult an attorney to help you determine how to vote and whether to object to confirmation of the Plan.

If the Plan is confirmed, the payments promised in the Plan constitute new contractual obligations that replace the Debtor's pre-confirmation debts. Creditors may not seize their collateral or enforce their pre-confirmation debts so long as Debtor performs all obligations under the Plan. If Debtor defaults in performing Plan obligations, any creditor can file a motion to have the case dismissed or converted to a Chapter 7 liquidation, or enforce their non-bankruptcy rights. Debtor will be discharged from all pre-confirmation debts (with certain exceptions) if Debtor makes all Plan payments. Enforcement of the Plan, discharge of the Debtor, and creditors' remedies if Debtor defaults are described in detail in Parts 5 and 6 of the Plan.

PART 1: TREATMENT OF SECURED CREDITORS

Creditors' Rights Remain Unchanged.

Class	Name of Creditor	Description of Collateral
1A	Nationstar Mortgage	200 Monte Vista
1B	US Bank	3391 Jordan

These creditors' legal, equitable, and contractual rights remain unchanged with respect to the above collateral. The confirmation order will constitute an order for relief from stay. Creditors in these classes shall retain their interest in the collateral until paid in full. **These secured claims are not impaired and are not entitled to vote on confirmation of the Plan.**

Debtor to Adjust Terms and Pay Amount Due in Full Over Time.

[select one form of table and delete the other]

Class	Name of Creditor	Collateral	Amount Due	Int. Rate	Monthly Payment	Term
1C	Trojan Capital	3391 Jordan	169,341.48	5.5%	\$2209.99 through October 2016; \$2300 per month thereafter	Post-Petition arrearages to be paid per Stip for Relief from Stay;there after debtor will make regular ongoing monthly payments in the amount of \$1052 and will pay an additional \$1248 per month toward pre-petition arrears
1D	US Bank	200 Monte Vista	146,526.46	5%	786.58	30 years
1E	Franchise Tax Board	Jordan and Monte Vista	25,746.82	18%	756.29	4 years

The Claim of US Bank will be paid in full over 30 years. As to the claim of Trojan Capital the Debtor will make payments per the Stipulation for Relief from Stay through October 2016; thereafter, the Debtor will make regular monthly payments plus the additional sum of \$1248 until the arrearages have been cured. As to the Franchise Tax Board claim, the Debtor will pay the entire amount contractually due with interest through 48 equal monthly payments, due the 20th day of the month, starting on the 20th day of the month following confirmation of this plan 2016 and continuing for 48 months thereafter. Creditors in these classes shall retain their interest in the collateral until Debtor makes all payments on the allowed secured claim specified in the Plan.

Creditors in these classes may not repossess or dispose of their collateral so long as Debtor is not in material default

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under the Plan (defined in Part 6(c)). **These secured claims are impaired and are entitled to vote on confirmation of the Plan.**

Payments to claimants in these classes may continue past the date Debtor obtains a discharge. The claimants' rights against its collateral shall not be affected by the entry of discharge, but shall continue to be governed by the terms of this Plan.

PART 2: TREATMENT OF GENERAL UNSECURED CREDITORS

Class 2(a). General Unsecured Claims.

Name of Creditor	Amount of Claim	Disputed Y/N	Amount to be Paid	[Quarterly] Payment
Franchise Tax Board	10,810.29	N	10,810.29	3000.00
*Bosco Credit LLC	394,667	Y	0	0
*Real Time Resolutions	118,353	Y	0	0
*Real Time Resolutions	148,677	Y	0	0

*These claims represent deficiency claims for sold out junior lienholders after properties were foreclosed. An objection to each claim was filed and served on the claimants. Bosco withdrew it's proof of claim; Real Time Resolutions failed to oppose the claim objection an order sustaining the Objection has been entered.

Allowed claims of general unsecured creditors (including allowed claims of creditors whose executory contracts or unexpired leases are being rejected under this Plan) shall be paid as follows:

Percentage Plan: This creditor will receive 100% of its claim in quarterly installments of \$3000 until the claim, with interest at the Federal rate from the effective date of the plan, has been paid in full.

Creditors in this class may not take any collection action against Debtor so long as Debtor is not in material default under the Plan (defined in Part 6(c)). **This class is impaired and is entitled to vote on confirmation of the Plan.** Debtor has indicated above whether a particular claim is disputed.

PART 3: TREATMENT OF PRIORITY AND ADMINISTRATIVE CLAIMS

(a) Professional Fees.

The following professionals have agreed to accept payment over time as follows. Payments will be made monthly, due on the 10th day of the month starting November 1, 2016 or upon approval by the court, whichever is later.

Name and Role of Professional	Estimated Amount	Payment Amount	Number of Payments
Ruth Auerbach, Attorney	15,000.00	1500.00	10

Professionals may not take collection action against Debtor so long as Debtor is not in material default under the Plan (defined in Part 6(c)). **Estate professionals are not entitled to vote on confirmation of the Plan.**

(b) Other Administrative Claims. Debtor will pay other allowed claims entitled to priority under section 503(b) in full on the Effective Date; except expenses incurred in the ordinary course of Debtor's business or financial affairs, which shall be paid when normally due and payable (these creditors are not listed below). All fees payable to the United States Trustee as of confirmation will be paid on the Effective Date; post-confirmation fees to the United States Trustee will be paid when due.

Administrative Creditors may not take any collection action against Debtor so long as Debtor is not in material default under the Plan (defined in Part 6(c)). **Administrative claimants are not entitled to vote on confirmation of the Plan.**

Name of Administrative Creditor	Estimated Amount of Claim
n/a	

(c) Tax Claims. Debtor will pay allowed claims entitled to priority under section 507(a)(8) in full over time with interest (at the non-bankruptcy statutory interest rate) in equal amortizing payments in accordance with section 511 of the Bankruptcy Code. Payments will be made [monthly/quarterly], due on the [number] day of the [month/quarter], starting [month & year]. To the extent amounts owed are determined to be other

than as shown below, appropriate adjustments will be made in the number of payments.

Priority tax creditors may not take any collection action against Debtor so long as Debtor is not in material default under the Plan (defined in Part 6(c)). **Priority tax claimants are not entitled to vote on confirmation of the Plan.**

Name of Creditor	Estimated Amount of Claim	Statutory Interest Rate	Payment Amount	Number of Payments
Franchise Tax Board	36,099	18%	1060.41	48

PART 4: EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(a) Executory Contracts/Unexpired Leases Assumed. Debtor assumes the following executory contracts and/or unexpired leases upon confirmation of this Plan and will perform all pre-confirmation and post-confirmation obligations thereunder. Post-confirmation obligations will be paid as they come due. Pre-confirmation arrears will be paid [select one] [in full on the Effective Date] in [number] equal [monthly/quarterly] installments beginning on the first day of [month & year].

Name of Counter-Party	Description of Contract/Lease	Estimated Total Cure Amount	Installment Amount	Number of Installments
n/a				

(b) Executory Contracts/Unexpired Leases Rejected. Debtor rejects the following executory contracts and/or unexpired leases and surrenders any interest in the affected property, and allows the affected creditor to obtain possession and dispose of its property, without further order of the court. Claims arising from rejection of executory contracts have been included in Class 2 (general unsecured claims).

Name of Counter-Party	Description of Contract/Lease
n/a	

(c) Executory contracts and unexpired leases not specifically

assumed or rejected above will be deemed [select one]
[assumed/rejected].

PART 5: DISCHARGE AND OTHER EFFECTS OF CONFIRMATION

(a) Discharge. Debtor shall not receive a discharge of debts until Debtor makes all payments due under the Plan or the court grants a hardship discharge.

(b) Vesting of Property. On the Effective Date, all property of the estate and interests of the Debtor will vest in the reorganized Debtor pursuant to § 1141(b) of the Bankruptcy Code free and clear of all claims and interests except as provided in this Plan, subject to revesting upon conversion to Chapter 7 as provided in Part 6(f) below.

(c) Plan Creates New Obligations. Except as provided in Part 6(d) and (e), the obligations to creditors that Debtor undertakes in the confirmed Plan replace those obligations to creditors that existed prior to the Effective Date of the Plan. Debtor's obligations under the confirmed Plan constitute binding contractual promises that, if not satisfied through performance of the Plan, create a basis for an action for breach of contract under California law. To the extent a creditor retains a lien under the Plan, that creditor retains all rights provided by such lien under applicable non-Bankruptcy law.

PART 6: REMEDIES IF DEBTOR DEFAULTS IN PERFORMING THE PLAN

(a) Creditor Action Restrained. The confirmed Plan is binding on every creditor whose claims are provided for in the Plan. Therefore, even though the automatic stay terminates on the Effective Date with respect to secured claims, no creditor may take any action to enforce either the pre-confirmation obligation or the obligation due under the Plan, so long as Debtor is not in material default under the Plan, except as provided in Part 6(e) below.

(b) Obligations to Each Class Separate. Debtor's obligations under the Plan are separate with respect to each class of creditors. Default in performance of an obligation due to members of one class shall not by itself constitute a default with respect to members of other classes. For purposes of this Part 6, the holders of all administrative claims shall be considered to be a single class, the holders of all priority claims shall be considered to be a single class, and each non-debtor party to an assumed executory contract or lease shall be

considered to be a separate class.

(c) Material Default Defined. If Debtor fails to make any payment, or to perform any other obligation required under the Plan, for more than 10 days after the time specified in the Plan for such payment or other performance, any member of a class affected by the default may serve upon Debtor and Debtor's attorney (if any) a written notice of Debtor's default. If Debtor fails within 30 days after the date of service of the notice of default either: (i) to cure the default; (ii) to obtain from the court an extension of time to cure the default; or (iii) to obtain from the court a determination that no default occurred, then Debtor is in Material Default under the Plan to all the members of the affected class.

(d) Remedies Upon Material Default. Upon Material Default, any member of a class affected by the default: (i) may file and serve a motion to dismiss the case or to convert the case to Chapter 7; or (ii) without further order of the court has relief from stay to the extent necessary, and may pursue its lawful remedies to enforce and collect Debtor's pre-confirmation obligations.

(e) Claims not Affected by Plan. Upon confirmation of the Plan, and subject to Part 5(c), any creditor whose claims are left unimpaired under the Plan may, notwithstanding paragraphs (a), (b), (c), and (d) above, immediately exercise all of its contractual, legal, and equitable rights, except rights based on default of the type that need not be cured under section 1124(2)(A) and (D).

(f) Effect of Conversion to Chapter 7. If the case is at any time converted to one under Chapter 7, property of the Debtor shall vest in the Chapter 7 bankruptcy estate to the same extent provided for in section 348(f) of the Bankruptcy Code upon the conversion of a case from Chapter 13 to Chapter 7.

(g) Retention of Jurisdiction. The bankruptcy court may exercise jurisdiction over proceedings concerning: (i) whether Debtor is in Material Default of any Plan obligation; (ii) whether the time for performing any Plan obligation should be extended; (iii) adversary proceedings and contested matters pending as of the Effective Date or specifically contemplated in this Plan to be filed in this court (see Part 7(f)); (iv) whether the case should be dismissed or converted to one under Chapter 7; (v) any objections to claims; (vi) compromises of controversies under Fed. R. Bankr. Pro. 9019; (vii) compensation

of professionals; and (viii) other questions regarding the interpretation and enforcement of the Plan.

PART 7: GENERAL PROVISIONS

(a) Effective Date of Plan. The Effective Date of the Plan is the fifteenth day following the date of the entry of the order of confirmation, if no notice of appeal from that order has been filed. If a notice of appeal has been filed, Debtor may waive the finality requirement and put the Plan into effect, unless the order confirming the Plan has been stayed. If a stay of the confirmation order has been issued, the Effective Date will be the first day after that date on which no stay of the confirmation order is in effect, provided that the confirmation order has not been vacated.

(b) Disputed Claim Reserve. Debtor will create a reserve for disputed claims. Each time Debtor makes a distribution to the holders of allowed claims, Debtor will place into a reserve the amount that would have been distributed to the holders of disputed claims if such claims had been allowed in the full amount claimed. If a disputed claim becomes an allowed claim, Debtor shall immediately distribute to the claimant from the reserve an amount equal to all distributions due to date under the plan calculated using the amount of the allowed claim. Any funds no longer needed in reserve shall be [select one] [returned to Debtor] [distributed pro-rata among allowed claims in this class].

(c) Cramdown. Pursuant to section 1129(b) of the Bankruptcy Code, Debtor reserves the right to seek confirmation of the Plan despite the rejection of the Plan by one or more classes of creditors.

(d) Severability. If any provision in the Plan is determined to be unenforceable, the determination will in no way limit or affect the enforceability and operative effect of any other provision of the Plan.

(e) Governing Law. Except to the extent a federal rule of decision or procedure applies, the laws of the State of California govern the Plan.

(f) Lawsuits.

Debtor believes that causes of action for fraudulent transfers, voidable preferences, or other claims for relief

exist against the following parties:

Party	Creditor Y/N	Nature of Claim	Amount of Claim	Will Debtor Prosecute Action? Y/N
n/a				

(g) Notices. Any notice to the Debtor shall be in writing, and will be deemed to have been given three days after the date sent by first-class mail, postage prepaid and addressed as follows:

Estephan Sarkis
969G Edgewater Blvd., #142
Foster City, CA 94044

A copy shall be sent to Debtor's counsel as follows:

Ruth Elin Auerbach
Law office of Ruth Auerbach
77 Van Ness Ave., Suite 201
San Francisco, CA 94102

(h) Post-Confirmation United States Trustee Fees. Following confirmation, Debtor shall continue to pay quarterly fees to the United States Trustee to the extent, and in the amounts, required by 28 U.S.C. § 1930(a)(6). So long as Debtor is required to make these payments, Debtor shall file with the court quarterly reports in the form specified by the United States Trustee for that purpose.

(i) Deadline for § 1111(b) Election. Creditors with an allowed secured claim can make a timely election under section 1111(b) no later than 14 days before the first date set for the hearing on confirmation of the Plan.

Dated: _____

/s/ ESTEPHAN SARKIS
Debtor

/s/ RUTH ELIN AUERBACH
Attorney for Debtor

Attorney Certification

I, _Ruth Elin Auerbach, am legal counsel for the Debtor(s) in the above-captioned case and hereby certify the following: (i) the foregoing plan is a true and correct copy of the Individual Chapter 11 Combined Plan and Disclosure Statement promulgated by the Northern District of California, San Francisco Division, on July 30, 2012 (the "Standard-Form Plan"); and (ii) except as specified below, there have been no alterations or modifications to any provision of the Standard-Form Plan.

The following provisions of the Standard-Form Plan have been altered or otherwise modified.

Part 1, re: Class 1(C) and Class 1(D) has been modified to provide for a reamortization of the debt and payment in full within 60 months.

Part 2, re: Class 2(a) has been modified to include a provision about disallowed claims;

I declare that the foregoing is true and correct. Executed this 6th day of September, 2016.

/s/RUTH ELIN AUERBACH
Attorney for Debtor(s)

Exhibit 1 - Events That Led To Bankruptcy

The Debtor owns two parcels of real property, each of which is rented out by the Debtor: One property at 200 Monte Vista, Oakland, CA and the other at 3391 Jordan, Oakland, CA. The Debtor had originally had two loans against the Jordan property with Citibank. When he refinanced the first, he thought the second was also included. This belief was enforced by the fact that subsequent to the refinance, the Debtor did not receive any invoices for the second loan. He didn't realize that payments were due on the second until the successor to Citibank, Trojan Capital, started foreclosure proceedings. The case was filed to stop the foreclosure.

The Debtor had also been in a serious car accident which has made it impossible for him to find employment, and made it difficult for him to take care of his financial affairs. His health has improved sufficiently that he will be able to resume his duties as a property manager with Alexandra Moari, Inc. Prior to his accident, the Debtor performed services for the same employer, which services including maintaining all of the properties which the company manages, and assisting with the property management duties, such as helping with tenant issues, making repairs, keeping the properties in good condition and filling vacancies as necessary. As of August 1, 2016, the Debtor has resumed these services.

Exhibit 2 - What Creditors Would Receive if the Case Were Converted to a Chapter 7

Real Property #1: 200 Monte Vista, Oakland

Fair Market Value	Liens	Cost of Sale	Resulting Income Tax	Amt of Exemption	Net Proceeds
950,000	1 st 721,000	65,000		25575.00	0
	2 nd 146,000				
	3 rd 25,746				

Real Property #2: 3391 Jordan, Oakland

Fair Market Value	Liens	Cost of Sale	Resulting Income Tax	Amt of Exemption	Net Proceeds
850,000	1 st 589,000	56,000		0	0
	2 nd 169,341				
	3 rd 25,746				

Personal Property:

Description	Liquidation Value	Secured Claim	Amt of Exemption	Net Proceeds
Cash	3000.00	0	0	3000
Automobile #1	0	0	0	0
Automobile #2	0	0	0	0
Household Furnishings	2000.00	0	2000.00	0
Jewelry	1500.00	0	1500.00	0
Equipment	0	0	0	0
Stocks / Investments	0	0	0	0
Other Personal Property	0	0	0	0
TOTAL				3000.00

Net Proceeds of Real Property and Personal Property	3000.00
Recovery from Preferences / Fraudulent Conveyances [ADD]	0
Chapter 7 Administrative Claims [SUBTRACT]	0
Chapter 11 Administrative Claims [SUBTRACT]	15000.00
Priority Claims [SUBTRACT]	36098.00
Chapter 7 Trustee Fees [SUBTRACT]	0
Chapter 7 Trustee's Professionals [SUBTRACT]	0

NET FUNDS AVAILABLE FOR DISTRIBUTION TO UNSECURED CREDITORS	0
Estimated Amount of Unsecured Claims	10,810.29
Percent Distribution to Unsecured Creditors Under Proposed Plan	100%
Percent Distribution to Unsecured Creditors Under Liquidation Analysis	0%

Exhibit 3 - Monthly Income and Expenses

Income	Amount
Gross Employment Income (see Exhibit 1 for description of duties)	7,500.00
Gross Business Income	
Positive Cash Flow on Investment Property (Exhibit 5, Line A) (Beginning November 1, 2016)	28.00
A. Total Monthly Income	7,528.00

Expenses	Amount
Includes Plan Payments on Secured Claims for Residence and Car	
Payroll Taxes and Related Withholdings	2517.26
Retirement Contributions (401k, IRA, PSP)	0
Shelter Expenses (rent/mortgage, insurance, taxes, utilities) (Total Arrearages on Principal Residence are \$_____)	Paid by wife**
Household Expenses (food)	Paid by wife
Transportation Expenses (car payments, insurance, fuel)	Paid by wife**
Personal Expenses (e.g. recreation, clothing, laundry, medical)	Paid by wife**
Alimony / Child Support	0
Other Expenses - reserve for repairs to rental properties	500.00
Negative Cash Flow on Investment Property (Exhibit 5, Line B)	0
B. Total Monthly Expenses	3017.26

C. Disposable Income (Line A - Line B)	4483.74

** The monthly household expenses which have been paid by the Debtor's wife since their marriage include the following:

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Mortgage PITI: 3600.00 (the residence was owned by the Debtors wife prior to their marriage and is her separate property)

Utilities: 250.00

Food: 2400.00

Car Insurance: 200.00

Gas: 225.00

Education for 2 kids:2500.00

Petty Cash: 1000.00

Health Insurance: 1500.00

Cleaning Services: 300.00

Office Space Rent: 1800.00

Employees: 4500.00

TOTAL EXPENSES: 18,275.00

Plan Payments	AMOUNT
Plan Payments Not Included in Calculating Disposable Income	
Administrative Claims	1500.00
Priority Claims	1060.41
General Unsecured Creditors	1000.00
Franchise Tax Board Secured Claim	756.29
D. Total Plan Payments	4316.70
E. Plan Feasibility (Line C - Line D) (Not feasible if less than zero)	167.04

Exhibit 4 - Effective Date Feasibility

Can the Debtor Make the Effective Day Payments?

	Amount	Amount
A. Projected Total Cash on Hand on Effective Date		8,000.00
Payments on Effective Date		
Unclassified Claims	0.00	
Administrative Expense Claims	0.00	
Priority Claims	0.00	
Small Claims (Class 2(a))	0.00	
U.S. Trustee Fees	0.00	
B. Total Payments on Effective Date		0.00
C. Net Cash on Effective Date (Line A - Line B) (Not feasible if less than zero)		8,000.00

Exhibit 5 - Investment Property Analysis

Properties with Negative Monthly Cash-Flow:

Real Property #3 Income: 200 Monte Vista

Rental Income	Mortgage	Insurance	Property Taxes	Other Expenses	Net Income
5885.26*	1 st 5227	Incl.	Incl.	n/a	(128.00)
	2 nd 786				
	3 rd				

Real Property #4 Income: 3391 Jordan

Rental Income	Mortgage	Insurance	Property Taxes	Other Expenses	Net Income
3305.50 \$4500 beg 11/1/2016*	1 st 3172.00	Incl.	Incl.	n/a	28.00
	2 nd 2209.00 through October 2016; \$2300 thereafter				

* Debtor plans to raise rents to reduce or eliminate negative cash flow. The fair rental value of the property is between \$4500 and \$4800. The Debtor has been reluctant to raise rents because of the pre-bankruptcy foreclosure proceeding. Once this plan is confirmed the Debtor intends to raise the rents to \$4500 which the existing tenants have indicated they are willing to pay.

B. Total Negative Cash Flow	904.00**
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**Beginning November 1, 2016, payments to holder of 2nd deed of trust on Jordan will be \$2300, while the rental income will be raised to \$4500, resulting in a positive cash flow of \$28.00.