Case 2:11-bk-59917-BR Doc 1 Filed 12/07/11 Entered 12/07/11 14:04:40 Desc Main Document Page 1 of 12

**B1 (Official Form 1) (12/11) United States Bankruptcy Court** Voluntary Petition Central District of California Name of Debtor (if individual, enter Last, First, Middle): Name of Joint Debtor (Spouse) (Last, First, Middle): Mulhearn Realtors, Inc. All Other Names used by the Debtor in the last 8 years All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): (include married, maiden, and trade names): **DBA Pridential California Realty** Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN Last four digits of Soc. Sec. or Individual-Taxpaver I.D. (ITIN)/Complete EIN (if more than one, state all): 95-2552595 Street Address of Debtor (No. & Street, City, and State): Street Address of Joint Debtor (No. & Street, City, and State): 18000 Studerbaker Road, Suite 205 ZIP CODE Cerritos, CA 90703 ZIP CODE 90703-0000 County of Residence or of the Principal Place of Business: County of Residence or of the Principal Place of Business: Los Angeles Mailing Address of Debtor (if different from street address): Mailing Address of Joint Debtor (if different from street address): ZIP CODE ZIP CODE Location of Principal Assets of Business Debtor (if different from street address above): Type of Debtor Nature of Business Chapter of Bankruptcy Code Under Which (Form of Organization) (Check one box.) the Petition is Filed (Check one box) (Check one box.) Individual (includes Joint Debtors) Health Care Business Chapter 7 Chapter 15 Petition for See Exhibit D on page 2 of this form. Recognition of a Foreign Single Asset Real Estate as defined in 11 U.S.C. § Chapter 9 Main Proceeding 101(51B) Corporation (includes LLC and LLP) Chapter 11 Railroad Chapter 15 Petition for Partnership Chapter 12 Stockbroker Recognition of a Foreign Other (If debtor is not one of the above entities, check this Chapter 13 Nonmain Proceeding Commodity Broker box and state type of entity below.) Clearing Bank Other Chapter 15 Debtors Tax-Exempt Entity Nature of Debts (Check box, if applicable.) (Check one box) Country of debtor's center of main interests: Debts are primarily consumer Debts are Debtor is a tax-exempt organization under debts, defined in 11 U.S.C. § primarily business Title 26 of the United States Code (the Each country in which a foreign proceeding by, regarding, or 101(8) as "incurred by an against debtor is pending: Internal Revenue Code). individual primarily for a personal, family, or household purpose." Filing Fee (Check one box.) **Chapter 11 Debtors** Check one box: Full Filing Fee attached Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or except in installments. Rule 1006(b). See Official Form 3A. affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed Check all applicable boxes: application for the court's consideration. See Official Form 3B. A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). Statistical/Administrative Information THIS SPACE IS FOR COURT USE ONLY Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors 1-49 <del>50-</del>99 100-199 200-999 1,000-5001-10,001-25,001-OVER 50,001-5.000 10 000 25,000 50,000 100,000 100,000 Estimated Assets \$0 to \$50,001 to \$100,001 to \$500,001 \$1,000,001 \$10,000,001 \$50,000,001 \$100,000,001 \$500,000,001 More than \$100,000 \$50,000 \$500,000 to \$1 to \$10 to \$50 to \$100 to \$500 to \$1 billion \$1 billion million million million million million Estimated Liabilities \$0 to \$50,001 to \$100,001 to \$500,001 \$1,000,001 \$10,000,001 \$50,000,001 \$100,000,001 \$500,000,001 More than \$50,000 \$100,000 \$500,000 to \$1 to \$10 to \$50 to \$100 to \$500 to \$1 billion \$1 billion

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B1 (Official Form 1) (12/11)

Page 2

Voluntary Petition	Name of Debtor(s):				
(This page must be completed and filed in every case)  Mulhearn Realtors, Inc.					
All Prior Bankruptcy Cases Filed Within Las	All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)				
Location Where Filed: - None -	Case Number:	Date Filed:			
Location Where Filed:	Case Number:	Date Filed:			
Pending Bankruptcy Case Filed by any Spouse, Partner, or	· Affiliate of this Debtor (If more than one, attach	additional sheet.)			
Name of Debtor: Bruce T. Mulhearn	Case Number: 2:11-bk-59911-RN	Date Filed: 12/07/11			
District: Central District	Relationship: 50% Owner of Mulhearn Realtors, Inc.	Judge: Richard M. Neiter			
Exhibit A Exhibit B					
(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)  Exhibit A is attached and made a part of this petition.	(To be completed if debtor is an individual whose debts are primarily consumer debts.)  I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b).  X				
	Signature of Attorney for Debtor(s)	(Date)			
Does the debtor own or have possession of any property that poses or is alleged to  Yes, and Exhibit C is attached and made a part of this petition.  No	ibit D				
Exhibit D completed and signed by the debtor is attached and made a part  If this is a joint petition:  Exhibit D also completed and signed by the joint debtor is attached and made as part.	·				
	ng the Debtor - Venue				
(Check any approximately Debtor has been domiciled or has had a residence, principal place of preceding the date of this petition or for a longer part of such 180 d		days immediately			
There is a bankruptcy case concerning debtor's affiliate, general par	tner, or partnership pending in this District.				
Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.					
Certification by a Debtor Who Reside (Check all app					
Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)					
(Name of landlord that obtained judgment)					
(Address of landlord)					
Debtor claims that under applicable nonbankruptcy law, there are c permitted to cure the entire monetary default that gave rise to the ju possession was entered, and					
Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.					
Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).					

## **B1** (Official Form 1)(12/11) Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Mulhearn Realtors, Inc.

#### Signatures Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

Signature of Debtor

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney\*

Signature of Attorney for Debtor(s)

Mark R. Campbell 162836

Printed Name of Attorney for Debtor(s)

#### Mark Campbell Law

Firm Name

300 S. Harbor Blvd., Suite 700 Anaheim, CA 92805

Address

Email: mcampbell@markcampbelllaw.com

714-224-0270 Fax: 714-224-0275

Telephone Number

**December 6, 2011** 

162836

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

#### Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

Signature of Authorized Individual

#### Bruce T. Mulhearn

Printed Name of Authorized Individual

#### President

Title of Authorized Individual

December 6, 2011

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

- ☐ I request relief in accordance with chapter 15 of title 11. United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.
- ☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

### Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankrutpcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

Address

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.

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Wall Document	1 age 4 01 12
Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
Mark R. Campbell	FOR COURT OSE ONE!
Mark Campbell Law	·
300 S. Harbor Blvd., Suite 700	
Anaheim, CA 92805	
714-224-0270 Fax: 714-224-0275	
162836	
Attorney for.	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In ro:	CASE NO.:
In re:	CHAPTER: 11
Mulhearn Realtors, Inc.	ADV. NO.:
Debtor(s).	7.67.110
ELECTRONIC FILING	DECLARATION
(CORPORATION/PA	RTNERSHIP)
Detition statement of offeirs, schoolules or lists	Date Filed:
Petition, statement of affairs, schedules or lists  Amendments to the petition, statement of affairs, schedules or lists	Date Filed:
Other: <b>Emergency Petition</b>	Date Filed:
Ould. Emergency retution	Date Flicu.
PART I - DECLARATION OF AUTHORIZED SIGNATORY OF DEB	TOR OR OTHER PARTY
I, the undersigned, hereby declare under penalty of perjury that: (1) I have	ve been authorized by the Debtor or other party on whose behalf the
above-referenced document is being filed (Filing Party) to sign and to file, on	
electronically (Filed Document); (2) I have read and understand the Filed Documen	
complete; (4) the "/s/," followed by my name, on the signature lines for the Filing F	
Party and denotes the making of such declarations, requests, statements, verification	
effect as my actual signature on such signature lines; (5) I have actually signed a tru-	
the Filing Party and provided the executed hard copy of the Filed Document to t	the Filing Party's attorney; and (6) I, on behalf of the Filing Party, have
authorized the Filing Party's attorney to file the electronic version of the Filed Document	ment and this Declaration with the United States Bankruptcy Court for the
Central District of California.	
15ha F. Millh	cember 6, 2011
Signature of Authorized Signatory of Filing Party  Date	
Signature of numerized Signatory of 1 ting 1 tirty	
Bruce T. Mulhearn	
Printed Name of Authorized Signatory of Filing Party	
Dussidant	
President Title of Authorized Signatory of Filing Party	
Tille of Authorized Signatory of Filing Farty	
PART II - DECLARATION OF ATTORNEY FOR FILING PARTY	
I, the undersigned Attorney for the Filing Party, hereby declare under penalty of	f perjury that: (1) the "/s/," followed by my name, on the signature lines for
the Attorney for the Filing Party in the Filed Document serves as my signature and d	
and certifications to the same extent and effect as my actual signature on such si	gnature lines; (2) an authorized signatory of the Filing Party signed the
Declaration of Authorized Signatory of Debtor or Other Party before I electron	nically submitted the Filed Document for filing with the United States
Bankruptcy Court for the Central District of California; (3) I have actually signed a	
indicated by "/s/," followed by my name, and have obtained the signature of the aut	
'/s/," followed by the name of the Filing Party's authorized signatory, on the true	
executed originals of this Declaration, the Declaration of Authorized Signatory of I	
after the closing of the case in which they are filed; and (5) I shall make the executed	
Debtor or Other Party, and the Filed Document available for review upon request of	the Court or other parties.
December 6,	2011
Signature of Attorney for Filing Party  Date	
- WV	
Mark R. Campbell 162836	

Printed Name of Attorney for Filing Party

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**B4 (Official Form 4) (12/07)** 

### United States Bankruptcy Court Central District of California

In re	Mulhearn Realtors, Inc.		Case No.	
		Debtor(s)	Chapter	11

#### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Afshin Abdi C/O James Park 14111 Freeway Dr. Suite 300 Santa Fe Springs, CA 90670	Afshin Abdi C/O James Park 14111 Freeway Dr. Santa Fe Springs, CA 90670	Arbitration Award	Disputed	2,046,373.97
Grasmere Trust 18000 Studerbaker Road Suite 205 Cerritos, CA 90703	Grasmere Trust 18000 Studerbaker Road Suite 205 Cerritos, CA 90703	Rent		67,350.00
Linda Low 1876 Calle Madrid Rowland Heights, CA 91748	Linda Low 1876 Calle Madrid Rowland Heights, CA 91748	Commissions paid		25,185.58
Prudential Real Estate Affiliates 3333 Michaelson, Suite #1000 Irvine, CA 92612	Prudential Real Estate Affiliates 3333 Michaelson, Suite #1000 Irvine, CA 92612	Franchise Fees		21,360.00
Nancy Lesney 332 Utimo Long Beach, CA 90814	Nancy Lesney 332 Utimo Long Beach, CA 90814	Commissions Paid		15,235.42
Marie Ojeda 7662 El Rio Verde La Palma, CA 90623	Marie Ojeda 7662 El Rio Verde La Palma, CA 90623	Commissions Paid		14,710.00
LKWood, Inc. 5322 Kenwood Buena Park, CA 90621	LKWood, Inc. 5322 Kenwood Buena Park, CA 90621	Commissions Paid		14,067.95
Lila Feingold 406 16 Place Costa Mesa, CA 92627	Lila Feingold 406 16 Place Costa Mesa, CA 92627	Commissions Paid		11,940.80
Lawrence Johnson 3061 N. Greenbrier Long Beach, CA 90808	Lawrence Johnson 3061 N. Greenbrier Long Beach, CA 90808	Commissions paid		11,869.35
Michele Garcia 11445 Esther Norwalk, CA 90650	Michele Garcia 11445 Esther Norwalk, CA 90650	Commissions paid		10,737.38

B4 (Offi	cial Form 4) (12/07) - Cont.			
In re	Mulhearn Realtors, Inc.		Case No.	
		Debtor(s)		

## LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Gaglione, Dolan & Kaplan 11377 W Olympic Los Angeles, CA 90064	Gaglione, Dolan & Kaplan 11377 W Olympic Los Angeles, CA 90064	Insurance Deductible		10,274.35
Southern California Edison P O Box 600 Rosemead, CA 91771	Southern California Edison P O Box 600 Rosemead, CA 91771	Utilities		9,000.00
Meriam Martinez 9846 Crestbrook Bellflower, CA 90706	Meriam Martinez 9846 Crestbrook Bellflower, CA 90706	Commissions Paid		8,907.06
Kara Welliver 23923 La Hermosa Laguna Niguel, CA 92677	Kara Welliver 23923 La Hermosa Laguna Niguel, CA 92677	Commissions Paid		8,791.97
Antonia Sanchez 5745 Silva Lakewood, CA 90713	Antonia Sanchez 5745 Silva Lakewood, CA 90713	Commissions paid		8,111.63
Telepacific - LGC P O Box 5260815 Sacramento, CA 95852	Telepacific - LGC P O Box 5260815 Sacramento, CA 95852	Utilities		8,000.00
Blair Newman 4958 Colbrook Lakewood, CA 90713	Blair Newman 4958 Colbrook Lakewood, CA 90713	Commissions Paid		7,623.59
Charles Dunn 12611 Kensington Los Alamitos, CA 90720	Charles Dunn 12611 Kensington Los Alamitos, CA 90720	Commissions Paid		7,526.46
Mimi Stankowich 10615 Cullman Whittier, CA 90603	Mimi Stankowich 10615 Cullman Whittier, CA 90603	Commissions Paid		7,337.38
James Bangar 6272 Hillside Whittier, CA 90601	James Bangar 6272 Hillside Whittier, CA 90601	Commissions Paid		7,274.60

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In re	Mulhearn Realtors, Inc.	Case No.	
	Debtor(s)		

## LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

# DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the President of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date December 6, 2011

Signature \_

Bruce T. Mulhearn President

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.

18 U.S.C. §§ 152 and 3571.

Mulhearn Realtors, Inc. 18000 Studebaker Road Suite 205 Cerritos, CA 90703

Mark R. Campbell Mark Campbell Law 300 S. Harbor Blvd. Suite 700 Anaheim, CA 92805

Office of the U.S. Trustee 725 South Figueroa Street Suite 2600 Los Angeles, CA 90017

Afshin Abdi c/o James Park 14111 Freeway Dr. Suite 300 Santa Fe Springs, CA 90670

Antonia Sanchez 5745 Silva Lakewood, CA 90713

Blair Newman 4958 Coldbrook Lakewood, CA 90713

Charles Dunn 12611 Kensington Los Alamitos, CA 90720

Gaglione Dolan & Kaplan 11377 W. Olympic Los Angeles, CA 90067

Grasmere Trust 18000 Studebaker Road Suite 205 Cerritos, CA 90703

James Bangar 6272 Hillside Whittier, CA 90601

Kara Welliver 23923 La Hermosa Laguna Niguel, CA 92677 Lawrence Johnson 3061 North Greenbrier Long Beach, CA 90808

Lila Feingold 406 16<sup>th</sup> Place Costa Mesa, CA 92627

Linda Low 1876 Calle Madrid Rowland Heights, CA 91748

LKWood, Inc. 5322 Kenwood Buena Park, CA 90621

Michele Garcia 11445 Esther Norwalk, CA 90650

Marie Ojeda 7662 El Rio Verde La Palma, CA 90623

Meriam Martinez 9846 Crestbrook Bellflower, CA 90603

Mimi Stankowich 10615 Cullman Whittier, CA 90603

Nancy Lesney 332 Utimo Long Beach, CA 90814

Prudential Real Estate Affiliates 3333 Michaelson Suite 1000 Irvine, CA 92612

Southern California Edison P.O. Box 600 Rosemead, CA 91771

Telepacific - LGC P.O. Box 5260815 Sacramento, CA 95852