

1 JOSEPH A. EISENBERG P.C. (BAR NO. 52346)  
2 DAVID M. POITRAS P.C. (BAR NO. 141309)  
3 THOMAS M. GEHER (BAR NO. 130588)  
4 CAROLINE R. DJANG (BAR NO. 216313)  
5 JEFFER, MANGELS, BUTLER & MARMARO LLP  
6 1900 Avenue of the Stars, Seventh Floor  
7 Los Angeles, California 90067-4308  
8 Telephone: (310) 203-8080  
9 Facsimile: (310) 712-8571  
10 Email: [dpoitras@jmbm.com](mailto:dpoitras@jmbm.com)

11 Counsel for Bradley D. Sharp, Chapter 11 Trustee  
12 for Namco Capital Group, Inc.

13 **UNITED STATES BANKRUPTCY COURT**  
14 **CENTRAL DISTRICT OF CALIFORNIA**  
15 **LOS ANGELES DIVISION**

16 In re  
17 NAMCO CAPITAL GROUP, INC., a  
18 California corporation,  
19 Debtor.

CASE NO. 2:08-bk-32333-BR  
Chapter 11

**DECLARATION OF CAROLINE R. DJANG  
RE LACK OF OPPOSITION TO  
APPLICATION OF BRADLEY D. SHARP,  
CHAPTER 11 TRUSTEE FOR THE  
BANKRUPTCY ESTATE OF NAMCO  
CAPITAL GROUP, INC. TO EMPLOY  
STINSON MORRISON HECKER LLP, AS  
SPECIAL COUNSEL**

[No Hearing Required Per LBR 2014-1(b)(2)]

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24 I, CAROLINE R. DJANG, hereby declare

25 1. I am an attorney duly licensed to practice law in the State of California and before  
26 the United States Bankruptcy Court for the Central District of California. I am an associate of the  
27 firm of Jeffer, Mangels, Butler & Marmaro LLP, counsel to Bradley D. Sharp, Chapter 11 Trustee  
28 for the bankruptcy estate of Namco Capital Group, Inc., a California corporation.

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Butler & Marmaro LLP

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Jeffer Mangels  
Butler & Marmaro LLP

1           2.       This Declaration is submitted pursuant to that certain *Application of Bradley D.*  
2 *Sharp, Chapter 11 Trustee for the Bankruptcy Estate of Namco Capital Group, Inc. to Employ*  
3 *Stinson Morrison Hecker LLP, as Special Counsel* (the "Application").

4           3.       Attached hereto, collectively marked Exhibit 1 and incorporated herein by reference  
5 is a true and complete copy of the Application and the Notice of the Application (the "Notice").

6           4.       As indicated in the Proof of Service attached to the Notice, the Notice was served on  
7 the Notice of Electronic Filing list, which includes the United States Trustee, the attorneys for the  
8 Unsecured Creditors Committee, parties requesting special notice, and other interested parties.

9           5.       More than 15 days have elapsed since the service of the Notice as reflected on the  
10 Proof of Service. To the best of my knowledge, information and belief, no creditor or party in  
11 interest has filed an opposition or other response to the Application.

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

14           Executed this 30th day of November 2009, at Los Angeles, California.

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20 CAROLINE R. DJANG  
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**EXHIBIT**

1 JOSEPH A. EISENBERG P.C. (BAR NO. 52346)  
DAVID M. POITRAS P.C. (BAR NO. 141309)  
2 THOMAS M. GEHER (BAR NO. 130588)  
CAROLINE R. DJANG (BAR NO. 216313)  
3 JEFFER, MANGELS, BUTLER & MARMARO LLP  
1900 Avenue of the Stars, Seventh Floor  
4 Los Angeles, California 90067-4308  
Telephone: (310) 203-8080  
5 Facsimile: (310) 712-8571  
Email: [dpoitras@jmbm.com](mailto:dpoitras@jmbm.com)

6  
7 Counsel for Bradley D. Sharp, Chapter 11 Trustee  
for Namco Capital Group, Inc.

8  
9 **UNITED STATES BANKRUPTCY COURT**  
10 **CENTRAL DISTRICT OF CALIFORNIA**  
11 **LOS ANGELES DIVISION**

12 In re  
13 NAMCO CAPITAL GROUP, INC., a  
14 California corporation,  
15 Debtor.

CASE NO. 2:08-bk-32333-BR

Chapter 11

**APPLICATION OF BRADLEY D. SHARP,  
CHAPTER 11 TRUSTEE FOR THE  
BANKRUPTCY ESTATE OF NAMCO  
CAPITAL GROUP, INC. TO EMPLOY  
STINSON MORRISON HECKER LLP, AS  
SPECIAL COUNSEL; DECLARATION OF  
CHRISTOPHER C. SIMPSON IN SUPPORT  
THEREOF**

[No Hearing Required Per LBR 2014-1(b)(2)]

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24 **TO THE HONORABLE BARRY RUSSELL, UNITED STATES BANKRUPTCY JUDGE,**  
25 **AND INTERESTED PARTIES:**

26 Bradley D. Sharp, the duly qualified and acting chapter 11 trustee (the "Trustee") for the  
27 bankruptcy estate of Namco Capital Group, Inc. ("Namco"), hereby submits this application (the  
28 "Application") pursuant to section 327(a) of title 11 of the United States Code (the "Bankruptcy

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1 Code) and Rule 2014(a) of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules")  
2 authorizing the Trustee's retention and employment of Stinson Morrison Hecker LLP ("SMH") as  
3 special counsel for the Trustee, and to represent the Trustee in matters relating to the case of *In re*  
4 *Namwest, LLC, et al.*, Case No. 2:08-bk-13935-CGC, pending in the United States Bankruptcy  
5 Court for the District of Arizona (the "Namwest Case") and, more particularly, in the adversary  
6 proceeding pending in that bankruptcy case, *Namwest, LLC; Namwest-Town lakes II, L.L.C. v.*  
7 *Namwest-Town Lakes, LLC; Theodore Kohan; Arizona Tempe Town Lake, L.L.C., and Business to*  
8 *Business Markets, Inc.*, Adversary Proceeding No. 2:08-ap-00860-CGC (the "Namwest  
9 Adversary"). In support of the Application, the Trustee respectfully represents as follows:

10 1. The Court has jurisdiction over the Application pursuant to 28 U.S.C. §§ 157 and  
11 1334.

12 2. This matter is a core proceeding within the meaning of 28 U.S.C. § 157(b)(2) and  
13 venue in this District and Court is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

14 3. The statutory bases for the relief sought herein are sections 327 and 328 of the  
15 Bankruptcy Code and Rule 2014(a) of the Bankruptcy Rules.

16 4. On December 22, 2008, involuntary chapter 11 petitions (the "Petition Date") were  
17 filed against the Debtor and its sole shareholder Ezri Namvar ("Namvar"). On January 29, 2009,  
18 orders for relief were entered in both the Debtor's bankruptcy case and the Namvar bankruptcy case.  
19

20 5. On February 13, 2009, the U.S. Trustee appointed an Official Committee of  
21 Unsecured Creditors in the Namco case (the "Committee"), and the Committee has retained Creim  
22 Macias Koenig & Frey LLP as its counsel.  
23

24 6. On May 8, 2009, the Court entered an order appointing Bradley D. Sharp as the  
25 chapter 11 trustee in the Namco bankruptcy case.  
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1           7.       The Trustee is informed and believes that, as of the Petition Date, Namco is a  
2 California corporation and Namvar is the President, Chief Financial Officer, sole director and sole  
3 shareholder of Namco.

4           8.       Prior to the Petition Date, Namvar was engaged in the business of real estate lending  
5 and investments through Namco and other entities. Historically, Namco borrowed funds on a  
6 secured or unsecured basis from various individuals and entities pursuant to promissory notes  
7 payable by Namco, and the borrowed funds were then loaned by Namco to related and unrelated  
8 entities for various real estate projects throughout the United States (and some in Israel) (the "Real  
9 Estate Projects"). It appears that over the five to seven year period prior to the Petition Date, most  
10 of the various special purpose limited liability companies that owned the Real Estate Projects are  
11 owned, directly or indirectly, by Namvar and/or members of Namvar's family. In many cases,  
12 Namvar is or was the manager of the LLC.

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15           9.       The Trustee requires special counsel in Arizona for matters arising regarding an  
16 Application for Temporary Restraining Order and Motion for Preliminary Injunction filed against  
17 the Trustee in the Namwest Adversary by Defendants Theodore Kohan, Arizona Tempe Town  
18 Lakes, LLC, and Business Markets, Inc.

19           10.      The Trustee wishes to employ SMH, whose attorneys are duly admitted to practice in  
20 the United States Bankruptcy Court for the District of Arizona. The Trustee believes such counsel  
21 to be experienced in the matters on which they are to be employed and well qualified to represent  
22 the Trustee.

23  
24           11.      SMH has extensive knowledge and experience in the area of bankruptcy law.

25           12.      SMH requires payment of a retainer in the amount of \$15,000 from the funds of the  
26 estate (the "Retainer"). The Trustee requests that SMH be authorized to act as counsel regarding the  
27 Namwest Case and the Namwest Adversary, effective November 2, 2009, subject to the  
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1 requirement that SMH file appropriate applications with this Bankruptcy Court for allowance and  
2 approval of payment prior to receiving further payments.

3 13. In return for the above-disclosed compensation arrangements, SMH will provide  
4 legal services, including representation of the Trustee regarding matters that arise in the Namwest  
5 Case and in the Namwest Adversary, in particular regarding the pending application for a temporary  
6 restraining order.  
7

8 14. To the best of the Trustee's knowledge, SMH has no connection with the creditors, or  
9 any other party in interest, or any of their respective attorneys, or any person employed in the office  
10 of the United States Trustee, and represents no interest adverse to the Trustee, the Debtor or the  
11 bankruptcy estate, except as set forth in the Declaration of Christopher C. Simpson annexed hereto.

12 15. Furthermore, to the best of the Trustee's knowledge, SMH does not hold or represent  
13 any interest adverse to the estate and is disinterested, as that term is defined in 11 U.S.C. § 101(14)  
14 with respect to Namco's estate. SMH's employment, therefore, is necessary and in the best interests  
15 of the Namco estate.  
16

17 16. SMH does not have any other connection with Namco, creditors or the estate, which  
18 would prohibit SMH from serving in the capacity set forth herein.

19 17. SMH has not entered into an agreement to share any compensation received, except  
20 as and among SMH's principals and as described herein.  
21

22 18. No prior application for the relief requested herein has been made to this or any other  
23 Court.

24 19. The Trustee believes that the employment of SMH is in the best interest of the  
25 Namco estate. As stated above, SMH are well-qualified to represent the Trustee in the matters  
26 described herein. Accordingly, the employment of SMH under the terms agreed upon as stated  
27 herein should be approved.  
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BUTLER & MARMAROU LLP  
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**WHEREFORE**, the Trustee respectfully requests that this Court enter an Order:

- (i) approving this Application; (ii) approving the employment of Stinson Morrison Hecker LLP as special counsel for the Trustee on the terms and the conditions set forth herein, effective as of November 2, 2009; (iii) approving the payment of the Retainer from funds of the estate; and (iv) providing such other and further relief as the Court deems just and proper.

DATED: November 10, 2009

/s/ Bradley D. Sharp

Bradley D. Sharp, Chapter 11 Trustee for the Bankruptcy  
Estate of Namco Capital Group, Inc

Jeffrey Mangels  
Butler & Marmarou  
**JMBM**

**DECLARATION OF CHRISTOPHER C. SIMPSON**

I, Christopher C. Simpson, declare and state as follows:

1. I am a member of the law firm of Stinson Morrison Hecker LLP ("SMH") located at 1850 North Central Avenue, Suite 2100, Phoenix, Arizona 85004-4584, and am duly licensed to practice law in the State of Arizona.

2. SMH has been asked to serve as special counsel for the Trustee regarding the matter of *In re Namwest, LLC, et al.*, Case No. 2:08-bk-13935-CGC, pending in the United States Bankruptcy Court for the District of Arizona (the "Namwest Case") and, more particularly, in the adversary matter pending in that bankruptcy case, *Namwest, LLC; Namwest-Town lakes II, L.L.C. v. Namwest-Town Lakes, LLC; Theodore Kohan; Arizona Tempe Town Lake, L.L.C., and Business to Business Markets, Inc.*, Adversary Proceeding No. 2:08-ap-00860-CGC (the "Namwest Adversary"), under the terms and conditions set forth in the Application to Employ Stinson Morrison Hecker LLP as Special Counsel for the Trustee ("Employment Application") filed concurrently herewith.

3. Neither I nor my firm has any agreements with any other entity with respect to compensation received by SMH pursuant to SMH's agreement with the Trustee.

4. Neither I nor any member of the firm holds an interest adverse to the Trustee, the Debtor, its related entities, any creditors in this case, the United States Trustee, or any person employed in the Office of the United States Trustee, except as may be set forth in this Declaration.

5. I am informed and believe that SMH is a disinterested party within the meaning of 11 U.S.C. § 101(14), and I specifically state that to the best of my knowledge, information and belief:

(a) SMH is not a creditor, an equity security holder, or an insider of Namco;

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BUTLER & MARMARO LLP  
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1 (b) SMH is not, and was not, within two years before the date of the filing of the  
2 petition, a director, officer or employee of Namco;

3 (c) SMH does not have an interest materially adverse to the interest of the estate  
4 or any class of creditors or equity security holders, by reason of any direct or indirect relationship  
5 to, connection with, or interest in, Namco, or for any other reason;

6 (d) SMH does not have any current involvement in these chapter 11 cases (other  
7 than pursuant to the Application) and has no previous agreements with Namco; and

8 (e) SMH has no connection with the U.S. Trustee or persons employed in the  
9 office of the U.S. Trustee.

10 (f) SMH has requested a retainer of \$15,000 to be paid from estate funds.

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14 6. The hourly rates of those attorneys and paralegals who could be expected to perform  
15 services for the Trustee are set forth below. These are the current rates and may change from time  
16 to time.

- 17 (a) C. Taylor Ashworth, partner \$600.00  
18 (b) Christopher C. Simpson, partner \$400.00  
19 (c) Rebecca J. McGee, paralegal \$205.00  
20

21 7. As is set forth in the Application, other members of SMH and I will continue to  
22 perform legal services for the Trustee, which includes matters relating to the Namwest Case and the  
23 Namwest Adversary, including defense against the Application for Temporary Restraining Order  
24 and Motion for Preliminary Injunction filed by certain of the defendants in the Namwest Adversary.  
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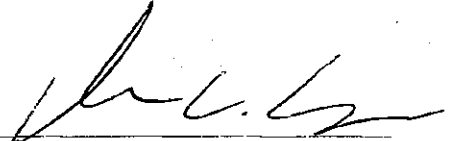
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8. SMH agrees to continue to represent the Trustee upon the terms and conditions set forth in the Employment Application, subject to the requirement that SMH file the appropriate applications with the Bankruptcy Court for approval prior to payment pursuant to their terms.

Executed on November 9, 2009 at Phoenix, Arizona.

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

  
CHRISTOPHER C. SIMPSON

JMBM  
Jeffer Mangels  
Butler & Marmaro LLP

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 1900 Avenue of the Stars, Seventh Floor, Los Angeles, CA 90067-4308

The foregoing document described APPLICATION OF BRADLEY D. SHARP, CHAPTER 11 TRUSTEE FOR THE BANKRUPTCY ESTATE OF NAMCO CAPITAL GROUP, INC. TO EMPLOY STINSON MORRISON HECKER LLP, AS SPECIAL COUNSEL; DECLARATION OF CHRISTOPHER C. SIMPSON IN SUPPORT THEREOF will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On November 10, 2009, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Simon Aron saron@wrslawyers.com
• Raymond H Aver ray@averlaw.com
• Robert D Bass rbass@greenbass.com

[X] Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served): On November 10, 2009, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows.

[SERVED BY U.S. MAIL]

Honorable Barry Russell
United States Bankruptcy Court
255 E. Temple St., Suite 1660
Los Angeles, CA 90012

Request for special notice:
Ronald Michelman
Michelman & Michelman, LLP
20265 Ventura Boulevard, Suite D
Woodland Hills, CA 91364

[ ] Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on November 10, 2009, I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows.

[SERVED BY EMAIL]

Attorneys for Namwest, LLC
Carolyn J. Johnsen, Esq.
Jennings, Strouss & Salmon, P.L.C.
The Collier Center, 11th Floor
201 East Washington Street
Phoenix, AZ 85004-2385
Email: cjjohnsen@jsslaw.com

[X] Service information continued on attached page

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

November 10, 2009 Claudean Brandon

Signature (handwritten)

Date

Type Name

Signature

JMBM Jeffer Mangels Butler & Marmaro LP

1 ADDITIONAL SERVICE INFORMATION:

2 I. TO BE SERVED BY NEF

- 3 • Simon Aron saron@wrslawyers.com
- 4 • Raymond H Aver ray@averlaw.com
- 5 • Robert D Bass rbass@greenbass.com
- 6 • Christine E Baur christine.e.baur@bakernet.com,  
7 tracey.l.angelopoulos@bakernet.com;anne.w.hamann@bakernet.com;ali.m.m.mojdehi@bakernet.co  
8 m;jane.b.mackie@bakernet.com
- 9 • Michael Jay Berger michael.berger@bankruptcypower.com,  
10 michael.berger@bankruptcypower.com
- 11 • Stephen F Biegenzahn efile@sfblaw.com
- 12 • J Scott Bovitz bovitz@bovitz-spitzer.com
- 13 • Gillian N Brown gbrown@pszjlaw.com, gbrown@pszjlaw.com
- 14 • Shirley Cho scho@pszjlaw.com
- 15 • Russell Clementson russell.clementson@usdoj.gov
- 16 • Alicia Clough alicia.clough@kayescholer.com
- 17 • Yona Conzevoy yconzevoy@dwclaw.com
- 18 • Brian L Davidoff bdavidoff@rutterhobbs.com,  
19 calendar@rutterhobbs.com;jreinglass@rutterhobbs.com
- 20 • Melissa Davis mdavis@shblp.com
- 21 • Daniel Denny ddenny@gibsondunn.com
- 22 • Richard K Diamond rdiamond@dgdk.com
- 23 • Richard K Diamond jlv@dgdk.com, rdiamond@ecf.epiqsystems.com
- 24 • Caroline Djang crd@jmbm.com
- 25 • Joseph A Eisenberg jae@jmbm.com
- 26 • Michael G Fletcher mfletcher@frandzel.com, efilng@frandzel.com;shom@frandzel.com
- 27 • Alan W Forsley awf@fredmanlieberman.com
- 28 • Heather Fowler heather.fowler@lw.com, colleen.rico@lw.com
- Jon H Freis jon@jhflaw.net
- Sandford Frey Sfrey@cmkllp.com
- Vanessa B Fung vfung@sobini.com
- Philip A Gasteier pgasteier@rdwlawcorp.com
- Thomas M Geher tmg@jmbm.com
- Barry S Glaser bglaser@swjlaw.com
- Steven Glaser sglaser@wwlp.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Jeffrey I Golden jgolden@wgllp.com
- David Gould dgould@davidgouldlaw.com
- Steven T Gubner sgubner@ebg-law.com, ecf@ebg-law.com
- M Jonathan Hayes jhayes@polarisnet.net
- Michael J Heyman michael.heyman@klgates.com
- Eric P Israel eisrael@dgdk.com
- Seymone Javaherian sj@javlaw.com
- Ira Benjamin Katz ikatz@katzlaw.net
- Alexandra Kazhokin akazhokin@buchalter.com, rreeder@buchalter.com;ifsfiling@buchalter.com
- Stuart I Koenig skoenig@cmkllp.com
- John P Kreis jkreis@atglobal.net
- Jeffrey A Krieger jkrieger@ggfirm.com
- Pamela Labruyere pamelalabruyere@sgsslaw.com
- Dare Law dare.law@usdoj.gov
- Jennifer Leland jleland@pwkllp.com
- John T Madden jmadden@wgllp.com
- Harris M Madnick hmmadnick@reederlugreen.com

Jeffer Mangels  
Butler & Marmarou  
JMBM

- 1 • William Malcolm bill@mclaw.org
- 2 • Elmer D Martin elmermartin@msn.com
- 3 • Daniel J McCarthy dmccarthy@hillfarrer.com
- 4 • David W. Meadows david@davidwmeadowslaw.com
- 5 • Hal M Mersel mark.mersel@bryancave.com
- 6 • Elissa Miller emiller@sulmeyerlaw.com
- 7 • Ali M Mojdehi ali.m.m.mojdehi@bakernet.com,  
andrew.mcdermott@bakernet.com;anne.w.hamann@bakernet.com
- 8 • Susan I Montgomery susan@simontgomerylaw.com
- 9 • Monserrat Morales mmorales@pwkllp.com
- 10 • Randall P Mroczynski randym@cookseylaw.com
- 11 • Vicente Matias Murrell murrell.vicente@pbgc.gov
- 12 • R. Todd Neilson rneilson@ecf.epiqsystems.com, vdoran@lecg.com;sgreenan@lecg.com
- 13 • David Norouzi david@norouzi.us
- 14 • Scott H Noskin snoskin@mirmanbubman.com
- 15 • William Novotny william.novotny@mwmf.com
- 16 • Walter K Oetzell woetzell@dgdk.com
- 17 • Sam S Oh sam.oh@limruger.com,  
alisia.dunbar@limruger.com;julie.yu@limruger.com;amy.lee@limruger.com
- 18 • Jenny Y Park Garner jpark@sheppardmullin.com
- 19 • Penelope Parmes pparmes@rutan.com
- 20 • Lawrence Peitzman lpeitzman@pwkllp.com
- 21 • Leo D Plotkin lplotkin@lsl-la.com, dsmall@lsl-la.com
- 22 • David M Poitras dpoitras@jmbm.com
- 23 • Uzzi O Raanan uor@dgdk.com
- 24 • Christopher S Reeder creeder@reederlugreen.com
- 25 • Jeremy E Rosenthal jrosenthal@sidley.com
- 26 • Gregory M Salvato gsalvato@pmcos.com, calendar@pmcos.com
- 27 • Bruce S Schildkraut bruce.schildkraut@usdoj.gov
- 28 • Benjamin Seigel bseigel@buchalter.com, IFS\_filing@buchalter.com
- David B Shemano dshemano@pwkllp.com
- Robyn B Sokol ecf@ebg-law.com, rsokol@ebg-law.com
- Nico N Tabibi nico@tabibilaw.com
- Sam Tabibian sam.tabibian@gmail.com
- Derrick Talerico dtalerico@loeb.com, kpression@loeb.com;ljurich@loeb.com
- David A Tilem davidtilem@tilemlaw.com,  
malissamurguia@tilemlaw.com;marcyarman@tilemlaw.com
- Alan G Tippie atippie@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Howard J Weg hweg@pwkllp.com
- Michael H Weiss mw@weissandspees.com, lm@weissandspees.com;jb@weissandspees.com
- Kimberly S Winick kwinick@clarktrev.com
- Rebecca J Winthrop winthropr@ballardspahr.com
- Beth Ann R Young bry@lnrb.com
- Afshin Youssefyeh ady@adylaw.com

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**III. SERVED BY EMAIL**

Creditor  
Theodore Kohan  
1333 S. Beverly Glen Blvd.  
Los Angeles, CA 90024  
Email: ted@b2markets.com

Attorneys for Theodore Kohan; Arizona Tempe Town  
Lake, LLC and Business to Business Markets, Inc.  
Brad Holm  
Holm Wright Hyde & Hays PLC  
10429 South 51st Street, Suite 285  
Phoenix, AZ 85004  
Email: bholm@holmwright.com

Attorneys for Theodore Kohan; Arizona Tempe Town  
Lake, LLC and Business to Business Markets, Inc.  
Michael C. McKay  
Schneider Wallace Cottrell Brayton Konecky LLP  
7702 E. Doubletree Ranch Road, Suite 300  
Scottsdale, AZ 85258  
Email: mmckay@schneiderwallace.com

Christopher Simpson  
Stinson Morrison Hecker LLP  
1850 N Central Avenue, Suite 2100  
Phoenix, AZ 85004-4584  
Email: CSimpson@stinson.com

Jeffer Mangels  
Butler & Marmaro LLP  
**JMBM**

1 JOSEPH A. EISENBERG P.C. (BAR NO. 52346)  
DAVID M. POITRAS P.C. (BAR NO. 141309)  
2 THOMAS M. GEHER (BAR NO. 130588)  
CAROLINE R. DJANG (BAR NO. 216313)  
3 JEFFER, MANGELS, BUTLER & MARMARO LLP  
1900 Avenue of the Stars, Seventh Floor  
4 Los Angeles, California 90067-4308  
Telephone: (310) 203-8080  
5 Facsimile: (310) 712-8571  
Email: [dpoitras@jmbm.com](mailto:dpoitras@jmbm.com)

6 Counsel for Bradley D. Sharp, Chapter 11 Trustee  
7 for Namco Capital Group, Inc.

8  
9 **UNITED STATES BANKRUPTCY COURT**  
10 **CENTRAL DISTRICT OF CALIFORNIA**  
11 **LOS ANGELES DIVISION**

12 In re  
13 NAMCO CAPITAL GROUP, INC., a  
14 California corporation,  
15 Debtor.

CASE NO. 2:08-bk-32333-BR

Chapter 11

**NOTICE OF APPLICATION OF BRADLEY  
D. SHARP, CHAPTER 11 TRUSTEE FOR  
THE BANKRUPTCY ESTATE OF NAMCO  
CAPITAL GROUP, INC. TO EMPLOY  
STINSON MORRISON HECKER LLP AS  
SPECIAL COUNSEL**

[No Hearing Required Per LBR 2014-1(b)(2)]

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24 **TO THE HONORABLE BARRY RUSSELL, UNITED STATES BANKRUPTCY JUDGE,**  
25 **AND THE LIMITED NOTICE LIST ESTABLISHED PURSUANT TO THE ORDER**  
26 **LIMITING NOTICE IN THIS CASE:**  
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JMBM  
Jeffer Mangels  
Butler & Marmaro LLP

JMBM  
Jeffer Mangels  
Butler & Marmaro LLP

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**PLEASE TAKE NOTICE** that Bradley D. Sharp, the duly qualified and acting chapter 11 trustee (the "Trustee") for the bankruptcy estate of Namco Capital Group, Inc., has filed with the Bankruptcy Court his application (the "Application"), pursuant to section 327(a) of title 11 of the United States Code and Rule 2014(a) of the Federal Rules of Bankruptcy Procedure, for an order authorizing the Trustee's employment of Stinson Morrison Hecker LLP ("SMH") as special counsel for the Trustee, effective as of November 2, 2009. The Application has been filed concurrently with this Notice.

The Trustee seeks to employ SMH as special counsel, at the expense of the estate, to represent the Trustee in matters relating to the case of *In re Namwest, LLC, et al.*, Case No. 2:08-bk-13935-CGC, pending in the United States Bankruptcy Court for the District of Arizona and, more particularly, in the adversary proceeding pending in that bankruptcy case, *Namwest, LLC; Namwest-Town lakes II, L.L.C. v. Namwest-Town Lakes, LLC; Theodore Kohan; Arizona Tempe Town Lake, L.L.C., and Business to Business Markets, Inc.*, Adversary Proceeding No. 2:08-ap-00860-CGC.

SMH requires payment of a retainer in the amount of \$15,000 from the funds of the estate. SMH will file appropriate applications with this Court for allowance and approval of payment prior to receiving further payments. The hourly rates of those attorneys and paralegals who could be expected to perform services for the Trustee are set forth below. These are the current rates and may change from time to time.

- |     |                                 |          |
|-----|---------------------------------|----------|
| (a) | C. Taylor Ashworth, partner     | \$600.00 |
| (b) | Christopher C. Simpson, partner | \$400.00 |
| (c) | Rebecca J. McGee, paralegal     | \$205.00 |

**PLEASE TAKE FURTHER NOTICE** that pursuant to Local Bankruptcy Rule 2014-1(b)(3)(E), any response or objection to the Application must be stated in writing and must be accompanied by a request for a hearing regarding the Application, in the form required by Local Bankruptcy Rule 9013-1(f)(1), and must be filed with the Clerk of the Bankruptcy Court and served

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on counsel for the Trustee, whose name and address appears at the top, left-hand corner of the first page of this Notice, and the Office of the United States Trustee **no later than fifteen (15) days from the service of this Notice.**

**PLEASE TAKE FURTHER NOTICE** that failure to file and serve an objection to the Application within this fifteen (15) day period may be deemed by the Court to be consent to the relief requested therein.

DATED: November 10, 2009

JEFFER, MANGELS, BUTLER & MARMARO LLP

By: /s/ David M. Poitras  
JOSEPH A. EISENBERG P.C.  
DAVID M. POITRAS P.C.  
THOMAS M. GEHER  
CAROLINE R. DJANG

Attorneys for Bradley D. Sharp, Chapter 11 Trustee for the Bankruptcy Estate of Namco Capital Group, Inc.

Jeffer Mangels  
Butler & Marmaro LLP  
**JMBM**



1 ADDITIONAL SERVICE INFORMATION:

2 I. TO BE SERVED BY NEF

- 3 • Simon Aron saron@wrslawyers.com
- 4 • Raymond H Aver ray@averlaw.com
- 5 • Robert D Bass rbass@greenbass.com
- 6 • Christine E Baur christine.e.baur@bakernet.com,  
7 tracey.l.angelopoulos@bakernet.com;anne.w.hamann@bakernet.com;ali.m.m.mojdehi@bakernet.co  
8 m;jane.b.mackie@bakernet.com
- 9 • Michael Jay Berger michael.berger@bankruptcypower.com,  
10 michael.berger@bankruptcypower.com
- 11 • Stephen F Biegenzahn efile@sfblaw.com
- 12 • J Scott Bovitz bovitz@bovitz-spitzer.com
- 13 • Gillian N Brown gbrown@pszjlaw.com, gbrown@pszjlaw.com
- 14 • Shirley Cho scho@pszjlaw.com
- 15 • Russell Clementson russell.clementson@usdoj.gov
- 16 • Alicia Clough alicia.clough@kayescholer.com
- 17 • Yona Conzevoy yconzevoy@dwclaw.com
- 18 • Brian L Davidoff b davidoff@rutterhobbs.com,  
19 calendar@rutterhobbs.com;jreinglass@rutterhobbs.com
- 20 • Melissa Davis mdavis@shbllp.com
- 21 • Daniel Denny ddenny@gibsondunn.com
- 22 • Richard K Diamond rdiamond@dgd.com
- 23 • Richard K Diamond rlv@dgd.com, rdiamond@ecf.epiqsystems.com
- 24 • Caroline Djang crd@jmbm.com
- 25 • Joseph A Eisenberg jae@jmbm.com
- 26 • Michael G Fletcher mfletcher@frandzel.com, efileing@frandzel.com;shom@frandzel.com
- 27 • Alan W Forsley awf@fredmanlieberman.com
- 28 • Heather Fowler heather.fowler@lw.com, colleen.rico@lw.com
- Jon H Freis jon@jhflaw.net
- Sandford Frey Sfrey@cmkllp.com
- Vanessa B Fung vfung@sobini.com
- Philip A Gasteier pgasteier@rdwlawcorp.com
- Thomas M Geher tmg@jmbm.com
- Barry S Glaser bglaser@swjlaw.com
- Steven Glaser sglaser@wwlp.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Jeffrey I Golden jgolden@wgllp.com
- David Gould dgould@davidgouldlaw.com
- Steven T Gubner sgubner@ebg-law.com, ecf@ebg-law.com
- M Jonathan Hayes jhayes@polarisnet.net
- Michael J Heyman michael.heyman@klgates.com
- Eric P Israel eisrael@dgd.com
- Seymone Javaherian sj@javlaw.com
- Ira Benjamin Katz lkatz@katzlaw.net
- Alexandra Kazhokin akazhokin@buchalter.com, rreeder@buchalter.com;ifsfiling@buchalter.com
- Stuart I Koenig Skoenig@cmkllp.com
- John P Kreis jkreis@attglobal.net
- Jeffrey A Krieger jkrieger@ggfirm.com
- Pamela Labruyere pamela@sgsslaw.com
- Dare Law dare.law@usdoj.gov
- Jennifer Leland jleland@pwkllp.com
- John T Madden jmadden@wgllp.com
- Harris M Madnick hmadnick@reederlugreen.com

JMBM  
Jeffer Mangels  
Butler & Marmarou

- 1 • William Malcolm bill@mclaw.org
- Elmer D Martin elmermartin@msn.com
- 2 • Daniel J McCarthy dmccarthy@hillfarrer.com
- David W. Meadows david@davidwmeadowslaw.com
- 3 • Hal M Mersel mark.mersel@bryancave.com
- Elissa Miller emiller@sulmeyerlaw.com
- 4 • Ali M Mojdehi ali.m.m.mojdehi@bakernet.com,  
andrew.mcdermott@bakernet.com; anne.w.hamann@bakernet.com
- 5 • Susan I Montgomery susan@simontgomerylaw.com
- Monserrat Morales mmorales@pwkllp.com
- 6 • Randall P Mroczynski randym@cookseylaw.com
- Vicente Matias Murrell murrell.vicente@pbgc.gov
- 7 • R. Todd Neilson rneilson@ecf.epiqsystems.com, vdoran@lecg.com; sgreenan@lecg.com
- David Norouzi david@norouzi.us
- 8 • Scott H Noskin snoskin@mirmanbubman.com
- William Novotny william.novotny@mwmf.com
- 9 • Walter K Oetzell woetzell@dgdk.com
- Sam S Oh sam.oh@limruger.com,  
10 alisia.dunbar@limruger.com; julie.yu@limruger.com; amy.lee@limruger.com
- Jenny Y Park Garner jpark@sheppardmullin.com
- 11 • Penelope Parmes pparmes@rutan.com
- Lawrence Peitzman lpeitzman@pwkllp.com
- 12 • Leo D Plotkin lplotkin@lsl-la.com, dsmall@lsl-la.com
- David M Poitras dpoitras@jmbm.com
- 13 • Uzzi O Raanan uor@dgdk.com
- Christopher S Reeder creeder@reederlugreen.com
- 14 • Jeremy E Rosenthal jrosenthal@sidley.com
- Gregory M Salvato gsalvato@pmcos.com, calendar@pmcos.com
- 15 • Bruce S Schildkraut bruce.schildkraut@usdoj.gov
- Benjamin Seigel bseigel@buchalter.com, IFS\_filing@buchalter.com
- 16 • David B Shemano dshemano@pwkllp.com
- Robyn B Sokol ecf@ebg-law.com, rsokol@ebg-law.com
- 17 • Nico N Tabibi nico@tabibilaw.com
- Sam Tabibian sam.tabibian@gmail.com
- 18 • Derrick Talerico dtalerico@loeb.com, kpresson@loeb.com; ljurich@loeb.com
- David A Tilem davidtilem@tilemlaw.com,  
19 malissamurguia@tilemlaw.com; marcyarman@tilemlaw.com
- Alan G Tippie atippie@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com
- 20 • United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Howard J Weg hweg@pwkllp.com
- 21 • Michael H Weiss mw@weissandspees.com, lm@weissandspees.com; jb@weissandspees.com
- Kimberly S Winick kwinick@clarktrev.com
- 22 • Rebecca J Winthrop winthropr@ballardspahr.com
- Beth Ann R Young bry@lnrb.com
- 23 • Afshin Youssefye ady@adylaw.com

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**III. SERVED BY EMAIL**

Creditor  
Theodore Kohan  
1333 S. Beverly Glen Blvd.  
Los Angeles, CA 90024  
Email: ted@b2markets.com

Attorneys for Theodore Kohan; Arizona Tempe Town  
Lake, LLC and Business to Business Markets, Inc.  
Brad Holm  
Holm Wright Hyde & Hays PLC  
10429 South 51st Street, Suite 285  
Phoenix, AZ 85004  
Email: bholm@holmwright.com

Attorneys for Theodore Kohan; Arizona Tempe Town  
Lake, LLC and Business to Business Markets, Inc.  
Michael C. McKay  
Schneider Wallace Cottrell Brayton Konecky LLP  
7702 E. Doubletree Ranch Road, Suite 300  
Scottsdale, AZ 85258  
Email: mmckay@schneiderwallace.com

Christopher Simpson  
Stinson Morrison Hecker LLP  
1850 N Central Avenue, Suite 2100  
Phoenix, AZ 85004-4584  
Email: CSimpson@stinson.com

Jeffrey Mangels  
Butler & Marmaro LLP  
**JMBM**

**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 1900 Avenue of the Stars, Seventh Floor, Los Angeles, CA 90067-4308

The foregoing document described DECLARATION OF CAROLINE R. DJANG RE LACK OF OPPOSITION TO APPLICATION OF BRADLEY D. SHARP, CHAPTER 11 TRUSTEE FOR THE BANKRUPTCY ESTATE OF NAMCO CAPITAL GROUP, INC. TO EMPLOY STINSON MORRISON HECKER LLP, AS SPECIAL COUNSEL will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On November 30, 2009, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Service information continued on attached page

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served): On November 30, 2009, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows.

**[SERVED BY U.S. MAIL]**  
Honorable Barry Russell  
United States Bankruptcy Court  
255 E. Temple St., Suite 1660  
Los Angeles, CA 90012

Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_, I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows.

Service information continued on attached page

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

November 30, 2009      Claudean Brandon

*Date*

*Type Name*



*Signature*

JMBM  
Jeffer Mangels  
Butler & Marmaro LLP

1 **ADDITIONAL SERVICE INFORMATION:**

2 **I. TO BE SERVED BY NEF**

- 3
- 4 • Simon Aron saron@wrslawyers.com
  - 5 • Raymond H Aver ray@averlaw.com
  - 6 • Robert D Bass rbass@greenbass.com
  - 7 • Christine E Baur christine.e.baur@bakernet.com,  
8 tracey.l.angelopoulos@bakernet.com;anne.w.hamann@bakernet.com;ali.m.m.mojdehi@bakernet.co  
9 m;jane.b.mackie@bakernet.com
  - 10 • Michael Jay Berger michael.berger@bankruptcypower.com,  
11 michael.berger@bankruptcypower.com
  - 12 • Stephen F Biegenzahn efile@sfblaw.com
  - 13 • J Scott Bovitz bovitz@bovitz-spitzer.com
  - 14 • Gillian N Brown gbrown@pszjlaw.com, gbrown@pszjlaw.com
  - 15 • Shirley Cho scho@pszjlaw.com
  - 16 • Russell Clementson russell.clementson@usdoj.gov
  - 17 • Alicia Clough alicia.clough@kayescholer.com
  - 18 • Yona Conzevoy yconzevoy@dwclaw.com
  - 19 • Brian L Davidoff b davidoff@rutterhobbs.com,  
20 calendar@rutterhobbs.com;jreinglass@rutterhobbs.com
  - 21 • Melissa Davis mdavis@shbllp.com
  - 22 • Daniel Denny ddenny@gibsondunn.com
  - 23 • Richard K Diamond rdiamond@dgd.com
  - 24 • Richard K Diamond jlv@dgd.com, rdiamond@ecf.epiqsystems.com
  - 25 • Caroline Djang crd@jmbm.com
  - 26 • Joseph A Eisenberg jae@jmbm.com
  - 27 • Michael G Fletcher mfletcher@frandzel.com, efile@frandzel.com;shom@frandzel.com
  - 28 • Alan W Forsley awf@fredmanlieberman.com
  - Heather Fowler heather.fowler@lw.com, colleen.rico@lw.com
  - Jon H Freis jon@jhflaw.net
  - Sandford Frey Sfrey@cmkllp.com
  - Vanessa B Fung vfung@sobini.com
  - Philip A Gasteier pgasteier@rdwlawcorp.com
  - Thomas M Geher tmg@jmbm.com
  - Barry S Glaser bglaser@swjlaw.com
  - Steven Glaser sglaser@wllp.com
  - Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
  - Jeffrey I Golden jgolden@wgllp.com
  - David Gould dgould@davidgouldlaw.com
  - Steven T Gubner sgubner@ebg-law.com, ecf@ebg-law.com
  - M Jonathan Hayes jhayes@polarisnet.net
  - Michael J Heyman michael.heyman@klgates.com
  - Eric P Israel eisrael@dgd.com
  - Seymone Javaherian sj@javlaw.com
  - Ira Benjamin Katz lkatz@katzlaw.net
  - Alexandra Kazhokin akazhokin@buchalter.com, rreeder@buchalter.com;ifs\_filing@buchalter.com
  - Stuart I Koenig Skoenig@cmkllp.com
  - Michael S Kogan mkogan@ecjlaw.com
  - John P Kreis jkreis@attglobal.net
  - Jeffrey A Krieger jkrieger@ggfirm.com
  - Duane Kumagai dkumagai@rutterhobbs.com, calendar@rutterhobbs.com
  - Pamela Labruyere pamela@sgsslaw.com
  - Jennifer Leland jleland@pwkllp.com

- 1 • John T Madden jmadden@wglp.com
- 2 • Harris M Madnick hmadnick@reederlugreen.com
- 3 • William Malcolm bill@mclaw.org
- 4 • Elmer D Martin elmermartin@msn.com
- 5 • Daniel J McCarthy dmccarthy@hillfarrer.com
- 6 • David W. Meadows david@davidwmeadowslaw.com
- 7 • Hal M Mersel mark.mersel@bryancave.com
- 8 • Elissa Miller emiller@sulmeyerlaw.com
- 9 • Ali M Mojdehi ali.m.m.mojdehi@bakernet.com,  
andrew.mcdermott@bakernet.com;cindy.zhou@bakernet.com
- 10 • Susan I Montgomery susan@simontgomerylaw.com
- 11 • Monserrat Morales mmorales@pwkllp.com
- 12 • Randall P Mroczynski randym@cookseylaw.com
- 13 • Vicente Matias Murrell murrell.vicente@pbgc.gov
- 14 • R. Todd Neilson rneilson@ecf.epiqsystems.com, vdoran@lecg.com;sgreenan@lecg.com
- 15 • David Norouzi david@norouzi.us
- 16 • Scott H Noskin snoskin@mirmanbubman.com
- 17 • William Novotny william.novotny@mwmf.com
- 18 • Walter K Oetzell woetzell@dgdk.com
- 19 • Sam S Oh sam.oh@limruger.com,  
alisia.dunbar@limruger.com;julie.yu@limruger.com;amy.lee@limruger.com
- 20 • Jenny Y Park Garner jpark@sheppardmullin.com
- 21 • Penelope Parmes pparmes@rutan.com
- 22 • Lawrence Peitzman lpeitzman@pwkllp.com
- 23 • Leo D Plotkin lplotkin@lsl-la.com, dsmall@lsl-la.com
- 24 • David M Poitras dpoitras@jmbm.com
- 25 • Samuel Price sprice@donahoeyoung.com
- 26 • Uzzi O Raanan uor@dgdk.com
- 27 • Christopher S Reeder creeder@reederlugreen.com
- 28 • Jeremy E Rosenthal jrosenthal@sidley.com
- Gregory M Salvato gsalvato@pmcos.com, calendar@pmcos.com
- Bruce S Schildkraut bruce.schildkraut@usdoj.gov
- Benjamin Seigel bseigel@buchalter.com, IFS\_filing@buchalter.com
- David B Shemano dshemano@pwkllp.com
- Robyn B Sokol rcf@ebg-law.com, rsokol@ebg-law.com
- Ryan J Stonerock rstonerock@wcclaw.com, amillman@wcclaw.com
- Nico N Tabibi nico@tabibilaw.com
- Sam Tabibian sam.tabibian@gmail.com
- Derrick Talerico dtalerico@loeb.com, kpresson@loeb.com;ljurich@loeb.com
- David A Tilem davidtilem@tilemlaw.com,  
malissamurguia@tilemlaw.com;marcyarman@tilemlaw.com;ldiaz@tilemlaw.com;dianachau@tilemlaw.com
- Alan G Tippie atippie@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Howard J Weg hweg@pwkllp.com
- Michael H Weiss mw@weissandspees.com, lm@weissandspees.com;jb@weissandspees.com
- Kimberly S Winick kwinick@clarktreve.com
- Rebecca J Winthrop winthropr@ballardspahr.com
- Beth Ann R Young bry@lnbrb.com
- Afshin Youssefyeh ady@adylaw.com