

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

<p>In re: MATTHEW A. BERNSTEIN,</p> <p style="text-align: right;">Debtor(s)</p>	<p>CASE NO.: 2:01-bk-24028-VZ CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> October 13, 2015</p>	<p><b>Time:</b> 11:00 a.m.</p>
<p><b>Location:</b> Courtroom "1368" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California</p>	

**Type of Sale:**  Public  Private

**Last date to file objections:** September 29, 2015

**Description of property to be sold:** all of the right, title and interest in residential real property commonly described as 11956 Azure Place, Los Angeles, California ("Property")

**Terms and conditions of sale:** as-basis, without any warranties or representations, and free and clear of liens, encumbrances, and interests, with such liens, encumbrances, and interests to attach to the sale proceeds

**Proposed sale price:** \$2,600,000

**Overbid procedure (if any):** Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$78,000 in the form of a cashier's check, payable to "John J. Menchaca, Chapter 7 Trustee." In addition, the initial overbid for the Property must be \$2,605,000, and all subsequent overbids with respect to the Property must be in increments of at least \$1,000.

**If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:**  
October 13, 2015 at 11:00 a.m. in Courtroom "1368" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**  
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;  
e-mail: [rhessling@gmail.com](mailto:rhessling@gmail.com)

**Date:** September 16, 2015

## 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:  
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** 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 stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On September 16, 2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On September 16, 2015, I served the following persons and/or entities at the last known addresses 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 addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

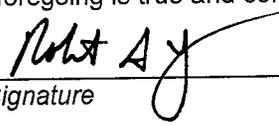
Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_, 2015, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

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

September 16, 2015      Robert A. Hessling  
Date                      Printed Name

  
Signature

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

Dawn M Coulson dcoulson@eppscoulson.com, cmadero@eppscoulson.com  
**Trustee's Counsel** Robert A Hessling rhessling@gmail.com  
**Trustee's Counsel** Robert A Hessling rhessling@gmail.com  
**Trustee's Counsel** Matthew F Kennedy rmkson@yahoo.com  
**Trustee** John J Menchaca (TR) jmenchaca@menchacacpa.com, ca87@ecfbis.com; igaeta@menchacacpa.com  
**Trustee's Former Counsel** Kathy Bazoian Phelps kphelps@diamondmccarthy.com,  
mshabpareh@diamondmccarthy.com  
**Trustee's Former Counsel** Uzzi O Raanan uor@dgdk.com,  
DanningGill@gmail.com; uraanan@ecf.inforuptcy.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Katherine M Windler kwindler@verizon.net

**2. SERVED BY U.S. MAIL**

Debtor

Matthew A. Bernstein  
1515 7th Street, Unit #36  
Santa Monica, CA 90401

Debtor's Counsel

James H. Lehr  
16006 Northfield St.  
Pacific Palisades, CA 90272-4260

Co-Owner

Angelique Bernstein  
11956 Azure Place  
Los Angeles, CA 90049-1504

Co-Owner's Counsel

Barry R. Wegman  
Law Office of Barry R. Wegman  
7506 Collett Avenue  
Van Nuys, CA 91406

Buyer

Behzad Toubian  
c/o Jesse Rodriguez  
Cal American Homes  
2065 N. Indian Hill Blvd.  
Claremont, CA 91711

Presiding Judge's Copy

Honorable Vincent P. Zurzolo  
United States Bankruptcy Court  
255 E. Temple St., Suite 1360  
Los Angeles, CA 90012-3332

Lienholders (re 40% interest of Trustee)

Mark J. Saladino  
Tax Collector  
County of Los Angeles  
225 N. Hill St., Room 122  
Los Angeles, CA 90012

Los Angeles County Tax Collector  
P. O. Box 54110  
Los Angeles, CA 90054-0110

Franchise Tax Board  
Special Procedures Section  
P.O. Box 2952  
Sacramento, CA 95812-2952

Franchise Tax Board  
Bankruptcy Section, MS: A-340  
P. O. Box 2952  
Sacramento, CA 95812-2952

Loker Investors Limited Partnership  
c/o Jeffrey A. Cohen  
Dawn M. Coulson  
Epps & Coulson, LLP  
707 Wilshire Boulevard, Suite 3000  
Los Angeles, CA 90017

Loker Investors Limited Partnership, a Flori  
Epps Yong & Coulson, LLP  
707 Wilshire Boulevard  
Suite 3000  
Los Angeles, CA 90017-3565

Lienholders (re 60% interest of Angelique Bernstein)

Professional Collection Consultants  
c/o Robert F. Henry  
Law Offices of Clark Garen  
6700 S. Centinela Ave.  
Third Floor  
Culver City, CA 90230

Professional Collection Consultants  
c/o Robert F. Henry  
Law Offices of Clark Garen  
6305 Vista Del Mar, Apt. 3  
Playa Del Rey, CA 90293

Citibank (South Dakota), N.A.  
c/o Flint C. Zide  
Law Office of Harris & Zide  
1445 Huntington Dr.  
Suite 300  
South Pasadena, CA 91030-4553

Lisa Helfend Meyer  
Meyer, Olson & Lowy, LLP  
10100 Santa Monica Blvd  
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