

DAVID SEROR - Bar No. 67488; MICHAEL W. DAVIS - Bar No. 274126 EZRA BRUTZKUS GUBNER LLP, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367 Telephone: (818) 827-9000, Facsimile: (818) 827-9099 Email: dseror@ebg-law.com; mdavis@ebg-law.com General Counsel for Elissa D. Miller, Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: ALLI J. ANDREASSEN, <p style="text-align: center;">Debtor(s).</p>	CASE NO.: 2:10-bk-59185

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/13/12	Time: 10:00 a.m.
Location: 255 E. Temple Street Los Angeles, CA 90012, Courtroom Room 1568	

Type of Sale: Public Private Last date to file objections: 11/29/12

Description of Property to be Sold: _____
Real Property Sale - real property commonly known as 10462 ORMOND ST., SUNLAND CA 91040 APN 2564022002.

Terms and Conditions of Sale: _____
Real Property Sale - As is, where is, without warranty or representation. Free and clear of claims, liens interests and and encumbrances, with such claims, liens interests and encumbrances to attach to the sales proceeds.

Proposed Sale Price: \$305,000

Overbid Procedure (If Any): See Exhibit "A" hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Hearing: December 13, 2012 at 10:00 a.m.,
255 E. Temple Street Los Angeles, CA 90012, Crtrm 1568
Contact: Michael W. Davis, Esq., Ezra Brutzkus Gubner LLP
21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367
Telephone: (818) 827-9000, Facsimile: (818) 827-9099
email: mdavis@ebg-law.com

Date: 11/20/12

In re:
ALLI J. ANDREASSEN,

Debtor(s).

CHAPTER 7

2:10-bk-59185-ER

EXHIBIT "A"

I. REAL PROPERTY SALE

With regard to bidding procedures for the Sale, the Trustee recommends: (a) that the Court require that all overbidders present the Trustee with a cashier's check in the amount of \$10,000.00 payable to "Elissa D. Miller, Chapter 7 Trustee for the estate of Alli J. Andreassen," by no later than 5:00 p.m. on the day before the hearing on this Motion in order to qualify to participate in the overbidding on the Real Property; (b) that all parties wishing to bid must submit to the Trustee proof of ability to close escrow unconditionally and no later than fifteen (15) days after entry of the Order approving the Sale to the highest bidder (the "**Highest Bidder**"), such proof to be deemed acceptable or unacceptable by the Trustee in her sole discretion, subject to approval by the Court; (c) that the first overbid be in the amount of \$310,000.00, and any subsequent overbid be in \$5,000 increments; (d) that if the overbidder is the successful purchaser at the hearing, such overbidder shall remit the remainder bid amount to the Trustee within five (5) business days of an entry of an Order approving the sale; and (e) that an overbidder who fails to remit the remainder of the bid amount to the Trustee within five (5) days of entry of the Order approving the sale, or fails to close the escrow within 15 days of the entry of any Order approving the Sale, shall forfeit their deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property.