

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>PETER J. GURFEIN (State Bar No. 127173) pgurfein@lgbfirm.com ROYE ZUR (State Bar No. 273875) rzur@lgbfirm.com LANDAU GOTTFRIED &amp; BERGER LLP 1801 Century Park East, Suite 700 Los Angeles, California 90067 Telephone: (310) 557-0050 Facsimile: (310) 557-0056</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Bradley D. Sharp, Chapter 11 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: ARNOLD KLEIN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:11-bk-12718-RN CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 11/13/2013</p>	<p><b>Time:</b> 9:00 am</p>
<p><b>Location:</b> Courtroom 1645, 255 E. Temple Street, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 10/30/2013

**Description of property to be sold:** Single family residence located at 553 S. Windsor Blvd., Los Angeles, CA 90020.

**Terms and conditions of sale:** All-cash sale, with 3% deposit required prior to sale hearing. Property to be sold "as-is," with no contingencies or warranties. Sale to be free and clear of all liens, claims, and interests, with all valid property taxes to be paid through escrow and all other liens, claims, and interests to attach to the net sale proceeds in the same validity and priority and subject to the same defenses and avoidability, if any, as before the closing of the sale. Total commission of 4% to be split evenly between Coldwell Banker and the broker for the Successful Bidder.

**Proposed sale price:** \$ 3,950,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** Must qualify as an overbidder by November 8, 2013 and appear at sale hearing on November 13, 2013. Initial overbid must be at least \$4,000,000, with subsequent overbids in increments of \$10,000.

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

Date: November 13, 2013

Time: 9:00 a.m.

Location: Courtroom 1645, 255 E. Temple Street, Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Peter J. Gurfein, Esq. (pgurfein@lgbfirm.com)

Landau Gottfried & Berger LLP

1801 Century Park East, Suite 700

Los Angeles, CA 90067

Telephone: (310) 557-0050; Fax: (310) 557-0056

Date: 10/15/2013

## 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:  
Landau Gottfried & Berger LLP 1801 Century Park East Suite 700 Los Angeles CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **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 (*date*) October 15, 2013, 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 (*date*) October 15, 2013, 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.

Honorable Richard M. Neiter  
United States Bankruptcy Court - Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1652 / Courtroom 1645  
Los Angeles, CA 90012

Office of the Clerk of the Court  
Edward R. Roybal Federal Building  
and United States Courthouse  
255 East Temple Street  
Los Angeles, CA 90012

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 (*date*) October 15, 2013, 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.

**By Email:**

Arnold Klein: awkleinmd@aol.com; awkleinmd@gmail.com  
Steffanie Stelnick: steffanie.stelnick@gmail.com

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.

October 15, 2013  
Date

Ryan Martin-Patterson  
Printed Name

  
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**By NEF (cont):**

- Stephen F Biegenzahn efile@sfbllaw.com
- Brian J Bird bird@khpblaw.com, jmobarez@khpblaw.com
- Craig R Bockman crbockman@jonesbell.com, yleandro@jonesbell.com
- Mike C Buckley mbuckley@reedsmith.com
- Jennifer Witherell Crastz jcrastz@hemar-rousso.com
- Jon L Dalberg jdalberg@lgbfirm.com, ncereseto@lgbfirm.com;marizaga@lgbfirm.com;scolen@lgbfirm.com
- Eric J Fromme efromme@rutan.com
- Thomas M Geher tmg@jmbm.com, we1@jmbm.com;fc3@jmbm.com
- David M Goodrich (TR) trusteeedg@marshackhays.com,  
c116@ecfcbis.com;aconnell@marshackhays.com;dmg@trustesolutions.net
- David Gould dgould@gglawllp.com
- John A Graham jag@jmbm.com
- Renata A Guidry rguidry@erlaw.com
- Peter J Gurfein pgurfein@lgbfirm.com, marizaga@lgbfirm.com;chebert@lgbfirm.com;scolen@lgbfirm.com
- Jennifer M Hashmall mhashmall@millerbarondess.com, cconklin@millerbarondess.com
- Amy L Hill amy.lernerhill@cnb.com
- Michael J Jaurigue michael@jauriguelaw.com, mashi@jauriguelaw.com;  
pauliana@jauriguelaw.com;elaine@jauriguelaw.com;abigail@jauriguelaw.com;nam@jauriguelaw.com
- Jeffrey A Krieger jkrieger@ggfirm.com,  
kwoodson@greenbergglusker.com;calendar@greenbergglusker.com;pporooshani@greenbergglusker.com
- Mette H Kurth kurth.mette@arentfox.com
- David B Lally davidlallylaw@gmail.com
- Paul J Laurin plaurin@btlaw.com, tpearsall@btlaw.com
- Howard S Levine howard@cypressllp.com, lora@cypressllp.com;jennifer@cypressllp.com
- Peter M Lively PeterMLively2000@yahoo.com, PeterMLively2000@yahoo.com
- Daniel J McCarthy dmccarthy@hillfarrer.com, spadilla@hillfarrer.com;docket@hillfarrer.com
- Neeta Menon nmenon@btlaw.com
- Krikor J Meshefejian kjm@lnbrb.com
- Elissa Miller emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;atty\_walker@bluestylus.com
- James M Miller jmiller@millerbarondess.com, vgunderson@millerbarondess.com;  
smiller@millerbarondess.com;mpritikin@millerbarondess.com
- Jennifer S Muse jsm@amclaw.com, sap@amclaw.com,amc@amclaw.com
- David L. Neale dln@lnbrb.com
- R G Pagter gibson@pagterandmiller.com, pandm@pagterandmiller.com;pagterandmiller@yahoo.com
- Lee S Raphael cmartin@pralc.com
- John P Reitman jreitman@lgbfirm.com, scolen@lgbfirm.com; marizaga@lgbfirm.com;  
vedwards@lgbfirm.com;rmartin-patterson@lgbfirm.com; kalandy@lgbfirm.com;echulpaeff@lgbfirm.com
- Jeffrey S Renzi jrenzi@ssd.com, clopez@ssd.com;ptsui@ssd.com
- J Alexandra Rhim arhim@dykema.com, cperez@dykema.com
- Cassandra J Richey cmartin@pralc.com
- Monica Rieder mrieder@lgbfirm.com, rmartin-  
patterson@lgbfirm.com;vedwards@lgbfirm.com;scolen@lgbfirm.com;kalandy@lgbfirm.com
- Michael S Robinson msr@amclaw.com, jkk@amclaw.com,amc@amclaw.com
- Najah J Shariff najah.j.shariff@ircounsel.treas.gov
- Lindsey L Smith lls@lnbyb.com, marla@lnbyb.com
- Scott O Smith ssmith@buchalter.com
- Alan G Tippie atippie@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com;ppenn@sulmeyerlaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Robert G Wilson rwilson@lgbfirm.com, kalandy@lgbfirm.com
- Helen H Yang hyang@ssd.com
- Robert M Yaspan court@yaspanlaw.com, tmenachian@yaspanlaw.com
- Hatty K Yip hatty.yip@usdoj.gov
- Roye Zur rzur@lgbfirm.com, rmartin-patterson@lgbfirm.com;scolen@lgbfirm.com

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