

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>STEVEN T. GUBNER - Bar No. 156593 RICHARD D. BURSTEIN - Bar No. 56661 TALIN KESHISHIAN - Bar No. 201830 EZRA BRUTZKUS GUBNER LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: sgubner@ebg-law.com rburstein@ebg-law.com tkeshishian@ebg-law.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alfred H. Siegel, 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: OSWALDO PAUL MARMOL,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:11-bk-53375-RN CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 11/13/2013</p>	<p>Time: 10:00 am</p>
<p>Location: Courtroom 1645, United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012</p>	

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

Description of property to be sold:
Real Property of the estate, located at 4237 Redondo Beach Blvd., Lawndale, California

Terms and conditions of sale:
Property to be sold on an "as is, where is" basis without any warranties, expressed or implied, and without any contingencies, pursuant to 11 U.S.C. § 363 and Fed. R. Bankr. P. 6004 (the "Motion"), and free and clear of all liens, claims and encumbrances.

Proposed sale price: \$ 295,000.00

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): Initial overbid must be in a minimum amount Three Hundred Thousand Dollars (\$300,000)
Overbids shall thereafter be in minimum increments of Five Thousand Dollars (\$5,000). In order to participate at the auction, any overbidder must contact Trustee's counsel listed in the upper left hand corner for complete details.

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

Hearing Information:

Date: November 13, 2013

Time: 10:00 a.m.

Place: Courtroom 1645, United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012

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

TALIN KESHISHIAN

EZRA BRUTZKUS GUBNER LLP

21650 Oxnard Street, Suite 500

Woodland Hills, CA 91367

Telephone: (818) 827-9000

Facsimile: (818) 827-9099

tkeshishian@ebg-law.com

Date: 10/15/2013

PROOF OF SERVICE OF DOCUMENT

1 I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business
2 address is: **21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367**

3
4 A true and correct copy of the foregoing document entitled: **Notice of Sale of Estate Property** will be served
5 or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the
6 manner stated below:

7 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling
8 General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the
9 document. On October 15, 2013, I checked the CM/ECF docket for this bankruptcy case or adversary
10 proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF
11 transmission at the email addresses stated below:

12 Service information continued on attached page

13 **2. SERVED BY UNITED STATES MAIL:**

14 On October 15, 2013, I served the following persons and/or entities at the last known addresses in this
15 bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in
16 the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here
17 constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document
18 is filed.

19 Hon. Richard M. Neiter
20 United States Bankruptcy Court
21 255 E. Temple Street-Room 1652
22 Los Angeles, CA 90012

23 Service information continued on attached page

24 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**

25 (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date)
26 _____, I served the following persons and/or entities by personal delivery, overnight mail service,
27 or (for those who consented in writing to such service method), by facsimile transmission and/or email as
28 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.

October 15, 2013 JENNIFER WARNER

/s/ Jennifer Warner

Date

Printed Name

Signature

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

- Jared D Bissell wdk@wolffirm.com
- Russell Clementson russell.clementson@usdoj.gov
- Daniel K Fujimoto wdk@wolffirm.com
- Arnold L Graff ecfcacb@piteduncan.com
- Mehrdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com
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- Alfred H Siegel (TR) Al.siegel@asiegelandassoc.com,
Lisa.iring@asiegelandassoc.com; Margo.tzeng@asiegelandassoc.com; asiegel@ecf.epiqsystems.com
- Ryan P Spitalnick bnc@amslca.com, vaguirre@amslca.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Catherine T Vinh ecfcacb@piteduncan.com
- Gilbert R Yabes ch11ecf@piteduncan.com

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