

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Daniel A. Lev (CA Bar No. 129622) dlev@sulmeyerlaw.com SulmeyerKupetz , A Professional Corporation 333 South Hope Street, 35 th Floor Los Angeles, CA 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Howard M. Ehrenberg, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: CLAIRE LEVINE, Debtor(s).	CASE NO.: 2:12-bk-22639-ER CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: January 4, 2017	Time: 11:00 a.m.
Location: 255 East Temple Street, Los Angeles, California 90012, Courtroom "1568"	

Type of Sale: Public Private **Last date to file objections:** December 21, 2016

Description of property to be sold: 1027 Napoli Drive, Pacific Palisades, California 90272

Terms and conditions of sale: \$5,875,000, cash, subject to qualified overbids (see attachment)

Proposed sale price: \$5,875,000, cash (see attachment)

Overbid procedure (if any): See attachment

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

January 4, 2017

10:00 a.m.

255 East Temple Street

Courtroom "1568"

Los Angeles, California 90012

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

Daniel A. Lev, Esq.

SulmeyerKupetz, A Professional Corporation

333 South Hope Street, 35th Floor

Los Angeles, California 90071

Telephone: 213.626.2311

Date: December 14, 2016

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY

Description of Property to be Sold: Howard M. Ehrenberg (the "Trustee"), the duly appointed, qualified, and acting chapter 7 trustee for the estate of the debtor Claire Levine (the "Debtor"), has caused to be filed his "Chapter 7 Trustee's Motion for Order (1) Authorizing Sale of Real Property (1027 Napoli Drive, Pacific Palisades, California 90272) Free and Clear of Liens, Claims and Interests, (2) Confirming Sale To Third Party; (3) Determining That Buyer is a Good Faith Purchaser; (4) Waiving the Fourteen (14) Day Stay Prescribed By Rule 6004(h) of the Federal Rules of Bankruptcy Procedure; and (5) Approving Bidding Procedures in Connection With Proposed Sale; Memorandum of Points and Authorities; Declaration of Howard M. Ehrenberg in Support Thereof" (the "Motion"), through which the Trustee seeks, among other things, an order approving a sale of the estate's interest in certain real property more commonly known as 1027 Napoli Drive, Pacific Palisades, California 90272 (the "Property") on the terms and conditions stated in the written "Counter-Offer" (the "Counter-Offer"), dated November 3, 2016, and the "Amended Escrow Instructions" (the "Amendment" and together with the Counter-Offer, the "Purchase Agreement"), dated November 14, 2016, by and between the Trustee, as seller, and Lauren Lebowitz (the "Buyer"), or her designated assignee, as buyer. A true and correct copy of the Purchase Agreement is attached as Exhibit "A" to the Motion. The Purchase Agreement provides that Buyer shall pay the amount of \$5,875,000, cash. As part of the Motion, the Trustee seeks an order approving the sale free and clear of certain liens, claims, interests, and any purported co-ownership interests (collectively the "Claims/Interests") pursuant to 11 U.S.C. §363(f), (g), and (h), with said Claims/Interests to attach to the sales proceeds in the same manner and priority as under applicable law. The Property is being sold on an "as is" "where is" basis, with no warranties, recourse, contingencies or representations of any kind, except as may be provided in the Purchase Agreement, and provided further, however, that the Property as sold is free and clear of the Claims/Interests. The Trustee also seeks an order approving and establishing bidding procedures to be implemented at the hearing on the Motion in the event a qualified overbidder is interested in acquiring the Property. Finally, the Trustee seeks an order (i) confirming the sale to Buyer, or the successful qualified overbidder, (ii) authorizing the Trustee to execute any and all documents that may be necessary to consummate the sale, (iii) determining that Buyer, or the successful qualified overbidder, is entitled to the good faith protections afforded by 11 U.S.C. § 363(m), and (iv) waiving the fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy Procedure.

In sum, pursuant to the Motion, (i) the Property will be sold to Buyer for the total purchase price of \$5,875,000, cash, subject to qualified overbids; (ii) the deed of trust in favor of The Mellon Bank of New York fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-11, Mortgage Pass-Through Certificates, Series 2005-11 ("Mellon Bank"), as assignee of that certain deed of trust in favor of Fidelity National Title and Reconstruct Company, N.A., recorded November 9, 2010, bearing Instrument No. 2010-1606843, in the original principal amount of \$2,800,000 will be paid from the sale proceeds; (iii) the Property will

be sold subject to the (a) recorded covenants, conditions, and restrictions, (b) oil and gas lease dated December 17, 1965, as amended, recorded January 12, 1966, bearing Instrument No. 2522, recorded January 16, 1976, bearing Instrument No. 2787, and recorded June 11, 1981, bearing Instrument No. 81-585117, (c) oil and gas lease dated January 3, 1986, recorded May 15, 1986, bearing Instrument No. 86-607188, and (d) instrument requiring payment of homeowner's association dues, recorded July 8, 2002, bearing Instrument No. 02-1539879; (iv) the approved fees and costs of the sale chargeable to the estate, including the commissions due to the estate's and Buyer's (or qualified overbidder's) brokers, will be paid from the sale proceeds; (v) the sale will be free and clear of (a) the lis pendens in favor of Gerald Goldstein, recorded September 8, 2011, bearing Instrument No. 2011-122098, (b) the abstract of judgment in favor of 40 Bond Street Partners, LLC, recorded April 28, 2009, bearing Instrument No. 09-620780, in the original principal amount of \$382,921.14, (c) the abstract of judgment in favor of Friedman & Friedman, recorded April 9, 2009, bearing Instrument No. 09-726211, in the original principal amount of \$755.25, (d) the abstract of judgment in favor of Friedman & Friedman, recorded June 5, 2009, bearing Instrument No. 09-845355, in the original principal amount of \$68,866.53, (e) the abstract of judgment in favor of A.I. Credit Consumer Discount Company, recorded January 11, 2010, bearing Instrument No. 2010-37450, in the original principal amount of \$106,198.67, (f) the abstract of judgment in favor of Coldwell Banker Residential Brokerage Co., recorded May 20, 2010, bearing Instrument No. 2010-689036, in the original principal amount of \$38,354.36, (g) the abstract of judgment in favor of Kenneth Rawson, recorded February 23, 2011, bearing Instrument No. 2011-282657, in the original principal amount of \$25,489.06, (h) the abstract of judgment in favor of Thomas H. Blackwood, recorded March 29, 2011, bearing Instrument No. 2011-465672, in the original principal amount of \$15,705, (i) the abstract of judgment in favor of Citibank, N.A., recorded April 27, 2012, bearing Instrument No. 2012-627770, in the original principal amount of \$9,443.97, (j) the federal tax lien in favor of the United States of America, recorded April 23, 2013, bearing Instrument No. 2013-600512, in the original principal amount of \$64,524.35, (k) the federal tax lien in favor of the United States of America, recorded June 10, 2015, bearing Instrument No. 2015-682413, in the original principal amount of \$272,738.80, (l) the abstract of judgment in favor of Glaser, Weil, Fink, Howard, Avchen & Shapiro, LLP, recorded February 25, 2016, bearing Instrument No. 2016-388031, in the original principal amount of \$896,139.45, and (m) any unknown encumbrances, liens, claims, or interests, with each of the foregoing encumbrances, liens, claims, and interests attaching to the net sales proceeds in the same manner and with the same effect, if any, under applicable federal and state law; and (vi) the estate shall receive 100% of the net sales proceeds which shall be used to pay all remaining administrative, secured, priority, and unsecured claims of the estate according to the provisions and priority scheme of the Code.

Method of Sale: Existing cash offer of \$5,875,000, subject to qualified overbids.

Sale Description: Date of Sale: January 4, 2017, 11:00 a.m. (subject to continuances)
Place: 255 East Temple Street, Courtroom "1568", Los Angeles,
CA 90012

Offer Received: The Debtor has received and accepted an offer from Buyer for \$5,875,000, cash, or to any person or entity who appears at the hearing and submits a higher acceptable bid.

Overbid Terms: The proposed sale to the Buyer is subject to approval of the United States Bankruptcy Court and to qualified overbids, and any person or entity desiring to submit an overbid must comply with the following proposed Bidding Procedures:

A. Continued Marketing and Access to Information

Between the date of this Motion and the hearing date (the "Sale Hearing"), the Trustee will continue to solicit interest in the Property and provide information to prospective bidders (each a "Potential Bidder"), as well as Buyer, through his employed real estate brokers Coldwell Banker Residential Brokerage Co. and Sotheby's International Realty (collectively, the "Brokers"). In order to participate in the process, a Potential Bidder will be provided reasonable access to the Property, as well as the Trustee's due diligence materials and data room in order to conduct due diligence on the Property. The Trustee and his agents and professionals will also be available to answer any questions regarding the information in the due diligence materials or other reasonably requested information.

B. Bidding Process

The Trustee shall use commercially reasonable good faith efforts to (i) determine whether any entity or person is a Potential Bidder and Qualified Bidder (as defined below), (ii) receive bids from any Qualified Bidders, and (iii) if Qualified Bids (as defined below) are timely received, conduct an auction (the "Auction") between Buyer and other Qualified Bidders at the Sale Hearing to determine the Successful Bid (as defined below) in accordance with these Bidding Procedures (collectively, the "Bidding Process"). Any entity or person who wishes to participate in the Bidding Process must be a Qualified Bidder. The Trustee has determined that Buyer is a Qualified Bidder in all respects. The Trustee shall not be obligated to furnish information of any kind regarding the Property to any entity or person that is not a Potential Bidder (as defined below). The Trustee shall have the right to adopt such other rules for the Bidding Process that are not materially inconsistent with any of the provisions of the Purchase Agreement, the Bidding Procedures, or any Bankruptcy Court order that, in the Trustee's sole judgment, promotes a fair, open, and competitive Bidding Process. Any such adoption shall be stated on the record of the Auction at the Sale Hearing.

C. Qualified Bidders and Participation Requirements

Unless otherwise ordered by the Bankruptcy Court for cause shown or in the Trustee's good faith business judgment, to participate in the Bidding Process, each interested entity or person must deliver the following to the Trustee (each, a "Potential Bidder"): The most current audited and latest unaudited financial statements (collectively, the "Financials") of such interested entity or person, or such other evidence reasonably

acceptable to the Trustee, that evidence such interested entity's or person's financial capability to fully and timely consummate a transaction on the terms of its bid were such bid to be accepted by the Trustee and approved by the Bankruptcy Court.

The Trustee shall provide each Potential Bidder with a copy of the Purchase Agreement. A "Qualified Bidder" is a Potential Bidder that submits to the Trustee a Qualified Bid by no later than three (3) business days prior to the Auction. A "Qualified Bid" is a "Marked Agreement", dated and signed by the Potential Bidder, on the terms of the Purchase Agreement, subject to minor changes which individually or in the aggregate would not, in the reasonable judgment of the Trustee, be materially more favorable to the "buyer" under the Marked Agreement than the Purchase Agreement is to Buyer, and also subject to the following requirements (each, a "Qualified Bid"):

- (i) the purchase price would be paid in cash at closing in an amount not less than \$5,925,000;
- (ii) the Marked Agreement would be accompanied by a cash deposit in favor of the Trustee of at least \$177,000, which would be immediately non-refundable if the Qualified Bidder were to become the Successful Bidder (the "Good Faith Deposit") and was unable to close escrow for any reason other than material breach by the Trustee;
- (iii) there would be no "Feasibility Period" and the closing would occur on the date required under the Purchase Agreement;
- (iv) the Qualified Bidder would not be entitled to any reports, studies, or other due diligence generated by Buyer or her third party consultants arising from Buyer's investigation of the Property;
- (v) it would not be conditioned on obtaining financing or any internal approval, or on the outcome or review of due diligence;
- (vi) it would be irrevocable through the conclusion of the Auction;
- (vii) it would not request or entitle the bidder to any break-up fee, termination fee, expense reimbursement, or similar type of payment;
- (viii) it would acknowledge and represent that the bidder (1) tendered its bid with full knowledge it conducted, or had the opportunity to conduct, its due diligence with respect to the Property, or otherwise to inspect and examine the Property and the transaction structure set forth in the Purchase Agreement prior to the Sale Hearing, (2) in making its bid, it has relied solely on its own independent review and investigation of same, and (3) it did not rely on any written or oral statements, representations, promises, warranties, or guaranties whatsoever, whether express, implied, or by operation of law or otherwise regarding same, or the completeness of any information provided in connection therewith at the Auction, except as expressly stated in the Marked Agreement or the Bidding Procedures; and

(ix) it fully discloses the identity of each person or entity that will be bidding or otherwise participating in connection with such bidding, and all terms of any such participation that, in the reasonable business judgment of the Trustee, are relevant to such bid.

A bid received from a Qualified Bidder before the Bid Deadline (as defined below) that meets the above requirements shall constitute a "Qualified Bid" provided, however, that the Trustee may request that a Qualified Bidder amend its bid to address any failure to comply with any of the requirements listed in this paragraph. For purposes of the Bidding Process, the Purchase Agreement executed by Buyer constitutes a Qualified Bid and Buyer is deemed a Qualified Bidder.

Each Qualified Bidder must disclose all of its pre-petition and post-petition relationships with other bidders, the Debtor, or creditors of the Debtor. Only a Qualified Bidder is entitled to bid at the Auction. Each Potential Bidder, whether a Qualified Bidder or not, and its affiliates or joint venturers, shall be deemed to have submitted to the exclusive jurisdiction of the Bankruptcy Court with respect to all matters relating to its bid, the Auction and the purchase/sale of the Property.

D. Bid Deadline

A Potential Bidder that desires to make a bid shall deliver by mail or hand delivery a signed and dated Marked Agreement and the Good Faith Deposit so that both are received by the Trustee by not later than 5:00 p.m. (PST), three (3) business days prior to the Auction (the "Bid Deadline"), addressed as follows: Daniel A. Lev, Esq., SulmeyerKupetz, A Professional Corporation, 333 South Hope Street, 35th Floor, Los Angeles, California 90071-1406 (email: dlev@sulmeyerlaw.com; fax: (213) 629-4520). Only Potential Bidders that become Qualified Bidders by timely submitting a Qualified Bid prior to the Bid Deadline (as it may be extended in compliance with these Bidding Procedures) shall be entitled to bid at the Auction. The Trustee may extend the Bid Deadline once or successively, but is not obligated to do so. If the Trustee extends the Bid Deadline, he shall promptly notify all Potential Bidders of the extension. If no Qualified Bid (other than that of Buyer) has been received by the Trustee by the Bid Deadline, Buyer shall be deemed the Successful Bidder, there shall be no Auction and the Trustee shall seek approval of the Purchase Agreement at the Sale Hearing.

E. Auction

If any Qualified Bid (other than that of Buyer under the Purchase Agreement) is received by the Bid Deadline, then the Trustee shall conduct the Auction at the Sale Hearing for the right to become the Successful Bidder. If no Qualified Bid, other than that of Buyer under the Purchase Agreement, is received by the Bid Deadline, then the Trustee will not conduct the Auction and shall designate Buyer's bid as the Successful Bid for the purposes of these Bidding Procedures.

At least one (1) business day prior to the date of the Auction, the Trustee shall (i) notify all Qualified Bidders, including Buyer, of the Qualified Bid that, as determined in the Trustee's sole discretion, constitutes the highest or otherwise best Qualified Bid (the "Baseline Bid"), and (ii) deliver to Qualified Bidders, including Buyer, a copy of each Qualified Bid that he has received.

The Auction shall commence at the Sale Hearing and shall take place in Courtroom "1568" of the United States Bankruptcy Court, Central District of California, Los Angeles Division, located at 255 East Temple Street, Los Angeles, California 90012, or such other time or place as the Trustee and/or the Court may direct in writing to all Qualified Bidders.

The Auction shall be conducted in accordance with the following procedures: (i) only the Trustee, the Buyer, and other Qualified Bidders (and their advisors) who have timely submitted Qualified Bids will be permitted to attend and participate in the Auction, (ii) only a Qualified Bidder who has submitted a Qualified Bid will be eligible to participate in the Auction, (iii) all Qualified Bidders must be present at the Auction in person or through a qualified representative, (iv) unless specified by the Trustee, no Qualified Bidder will be permitted more than ten (10) minutes to respond to the previous bid, and (v) any Qualified Bidder who is absent from the Auction for more than ten (10) consecutive minutes while the Auction is in progress is presumed to have affirmatively withdrawn from the Auction. A record of the proceedings at the Auction shall be electronically recorded by a certified court reporter, and a transcript of such proceedings shall be made available by the Trustee to any party in interest, upon request.

At the Auction, Qualified Bidders will be permitted to increase their bids. The bidding shall start at the amount of the Baseline Bid. The Trustee shall announce prior to each subsequent round of bidding the minimum incremental overbid, which for the initial incremental overbid shall be \$50,000 (or an \$5,925,000 purchase price), and for each subsequent incremental overbid shall be an amount that is not less than \$5,000. All bids at the Auction shall be made on the record.

The Trustee, in consultation with his Brokers and legal advisors, shall review each Qualified Bid on the basis of its financial and contractual terms and the factors relevant to the transaction process and the best interests of the Debtor's estate, including those factors affecting the speed and certainty of consummating the transaction, and immediately prior to the conclusion of the Auction (i) identify the Successful Bid, (ii) identify the next highest or otherwise best offer after the Successful Bid (the "Next Highest Bid"), and (iii) notify all Qualified Bidders present at the Auction of the identities of the bidder that submitted the Successful Bid (the "Successful Bidder") and the bidder that submitted the Next Highest Bid (the "Next Highest Bidder"), and the respective amounts and terms of their bids. At the Sale Hearing, the Trustee shall present the Successful Bid to the Bankruptcy Court for approval.

If the bidder identified by the Trustee as the Next Highest Bidder agrees to maintain its status as a back-up bidder, then it also must agree that its Next Highest Bid will remain

irrevocable and subject to acceptance by the Trustee, and the Trustee will retain its Good Faith Deposit, until the earlier of (i) the closing and effectiveness of the transaction contemplated in the Successful Bid, or (ii) five (5) business days following the termination of the Purchase Agreement or Marked Agreement, as applicable, evidencing the Successful Bid. If the bidder initially identified by the Trustee as the Next Highest Bidder does not agree to such terms, then the Trustee, in his sole discretion, may identify the next highest or otherwise best bid as the Next Highest Bid, and may continue to do so until such a bidder who has submitted such a bid agrees to become the Next Highest Bidder.

F. Acceptance of Successful Bid

In the event that an Auction is held, the Trustee intends to enter into the transaction contemplated by the Purchase Agreement or by the Marked Agreement, as applicable, with the Successful Bidder, whether such buyer is Buyer or another Qualified Bidder. However, the Trustee's acceptance at the Auction of a Successful Bid by a bidder other than Buyer shall not be deemed a termination of the Purchase Agreement and shall not require the Trustee to return the Good Faith Deposit of Buyer if Buyer agrees to become the Next Highest Bidder.

The Trustee and the Successful Bidder shall close the transactions contemplated by the Purchase Agreement (or the applicable Marked Agreement) in accordance with the Purchase Agreement (or the applicable Marked Agreement). In the event that the Successful Bidder fails to close the transactions contemplated in the Purchase Agreement (or the applicable Marked Agreement), then the Trustee shall be authorized, but not required, to close with the Next Highest Bidder without notice to any other party or further court order. If the Trustee decides to close with the Next Highest Bidder, the Trustee and the Next Highest Bidder shall have an additional ten (10) calendar days to close, subject to extensions by the Court for cause shown.

G. Return of Good Faith Deposit

The Good Faith Deposits of all Qualified Bidders shall be held by the Trustee in one or more interest-bearing escrow accounts or, with respect to that of Buyer, in a manner consistent with the Purchase Agreement and the Bidding Procedures, but shall not become property of the Debtor's estate absent further order of the Bankruptcy Court or pursuant to the terms and conditions of the Purchase Agreement (or the applicable Marked Agreement) or the Bidding Procedures.

Subject to the terms and conditions of the Purchase Agreement or Marked Agreement, as the case may be, the Good Faith Deposits made by Qualified Bidders, other than those made by the Successful Bidder and any Next Highest Bidder who agrees to maintain its status as a back-up bidder, together with any and all interest that may have accrued thereon, shall be returned to such Qualified Bidder within ten (10) business days following the conclusion of the Auction. If the Successful Bidder (or a Next Highest Bidder who agrees to maintain its status as a back-up bidder) timely closes by

the closing date set forth in the Purchase Agreement or, if applicable, a Marked Agreement, then its Good Faith Deposit shall be credited towards the amount due at closing under the Purchase Agreement or such Marked Agreement. If the Successful Bidder (or a Next Highest Bidder who agrees to maintain its status as a back-up bidder) fails to timely close by the closing date set forth in the Agreement or, if applicable, a Marked Agreement, then its Good Faith Deposit shall be disposed of as provided in the Purchase Agreement (or the applicable Marked Agreement) or the Bidding Procedures.

H. Modifications

The Trustee may extend or alter any deadline contained in the Bidding Procedures if it will better promote the goals of the Bidding Process provided such alterations and deadlines do not result in a timeline that extends beyond the timelines provided for in the Purchase Agreement without Buyer's express written consent. At or before the Sale Hearing, the Bankruptcy Court or the Trustee may impose such other terms and conditions as it and/or he may determine to be in the best interests of the Debtor's estate, its creditors, and other parties in interest.

Contact Name: Daniel A. Lev
Contact Number: (213) 626-2311
Case Name: In re Claire Levine
Case Number: 2:12-bk-22639-ER

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:
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071

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 (date) December 14, 2016, 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:

Sean D Allen on behalf of Creditor 11847 Gorham Homeowners Association
sda@sghoalaw.com

Sean D Allen on behalf of Interested Party Courtesy NEF
sda@sghoalaw.com

Richard J Bauer, Jr on behalf of Interested Party Courtesy NEF
rbauer@mileslegal.com

Jonathan E Burke on behalf of Interested Party Pacific Western Bank
jburke@pmcos.com, malvarado@pmcos.com,efilings@pmcos.com

Jonathan B Cole on behalf of Creditor Gerald Goldstein
jcole@nemecek-cole.com, srodriguez@nemecek-cole.com;wjefries@nemecek-cole.com;kmorganella@nemecek-cole.com

Mark T. Domeyer on behalf of Creditor Bank of America, N.A....
mdomeyer@denleyinvestment.com

Mark T. Domeyer on behalf of Creditor The Bank of New York Mellon, as Trustee...
mdomeyer@denleyinvestment.com

Mark T. Domeyer on behalf of Creditor Wells Fargo Bank, N.A...
mdomeyer@denleyinvestment.com

Howard M Ehrenberg (TR)
ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com;C123@ecfcbis.com;hehrenberg@ecf.inforuptcy.com

Howard M Ehrenberg (TR) on behalf of Trustee Howard M Ehrenberg (TR)
ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com;C123@ecfcbis.com;hehrenberg@ecf.inforuptcy.com

Joseph A Eisenberg on behalf of Interested Party Courtesy NEF
jae@jmbm.com, vr@jmbm.com;tgeher@jmbm.com;bt@jmbm.com;jae@ecf.inforuptcy.com

Thomas M Geher on behalf of Debtor Claire Levine
tmg@jmbm.com, bt@jmbm.com;fc3@jmbm.com;tmg@ecf.inforuptcy.com

Michelle R Ghidotti on behalf of Creditor Napoli Palisades Partners, LLC
mghidotti@ghidottilaw.com, ECFNotifications@ghidottilaw.com

Asa S Hami on behalf of Interested Party Courtesy NEF
ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com;ahami@ecf.inforuptcy.com

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

Asa S Hami on behalf of Trustee Howard M Ehrenberg (TR)
ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com;ahami@ecf.inforuptcy.com

Jennifer M Hashmall on behalf of Special Counsel Courtesy NEF
mhashmall@millerbarondess.com, cconklin@millerbarondess.com

Jennifer M Hashmall on behalf of Special Counsel Miller Barondess LLP
mhashmall@millerbarondess.com, cconklin@millerbarondess.com

Jennifer M Hashmall on behalf of Trustee Howard M Ehrenberg (TR)
mhashmall@millerbarondess.com, cconklin@millerbarondess.com

Stella A Havkin on behalf of Debtor Claire Levine
stella@havkinandshrago.com, havkinlaw@earthlink.net

Merdaud Jafarnia on behalf of Creditor Capital One, N.A.
bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com

Merdaud Jafarnia on behalf of Creditor Capital One, N.A., its assignees and/or successors
bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com

Cori B Jones on behalf of Creditor The Bank of New York Mellon, as Trustee...
cjones@wrightlegal.net, spolin@wrightlegal.net

Dare Law on behalf of U.S. Trustee United States Trustee (LA)
dare.law@usdoj.gov

Daniel A Lev on behalf of Interested Party Courtesy NEF
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Daniel A Lev on behalf of Trustee Howard M Ehrenberg (TR)
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Anne C Manalili on behalf of Creditor Association of Apartment Owners of Wailea Beach Villas
acmefc@laklawyers.com

Matthew A Mannering on behalf of Creditor Capital One, N.A.
mmannering@hunton.com

Dennis E Mcgoldrick on behalf of Debtor Claire Levine
dmcgoldricklaw@yahoo.com

Krsto Mijanovic on behalf of Creditor JPMORGAN CHASE BANK, N.A.
kmijanovic@hbblaw.com

Kelly M Raftery on behalf of Creditor Capital One, N.A., its assignees and/or successors
bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com

Christy Rivera on behalf of Creditor Mortimer D.A. Sackler
crivera@chadbourne.com

Peter J Rudinskas on behalf of Creditor Peter Rudinskas
pjr.legal@gmail.com

Peter J Rudinskas on behalf of Interested Party Courtesy NEF
pjr.legal@gmail.com

Richard A Shaffer on behalf of Interested Party Courtesy NEF
rick@raslaw.com, rick@ecf.inforuptcy.com

Richard A Shaffer on behalf of Interested Party Pacific Western Bank
rick@raslaw.com, rick@ecf.inforuptcy.com

Brian H Tran on behalf of Creditor The Bank of New York Mellon, as Trustee...
bankruptcy@zievelaw.com

Brian H Tran on behalf of Interested Party Courtesy NEF
bankruptcy@zievelaw.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Jennifer C Wong on behalf of Creditor Capital One, N.A., its assignees and/or successors
bknotice@mccarthyholthus.com

Kristin A Zilberstein on behalf of Creditor Capital One, N.A., its assignees and/or successors
bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com; kzilberstein@ecf.inforuptcy.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) _____, 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 (date) December 14, 2016, 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.

The Honorable Ernest M. Robles
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1560
255 E. Temple Street
Los Angeles, CA 90012-3332

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.

December 14, 2016	Denise Walker	/s/Denise Walker
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>