

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  LINDSEY L. SMITH (SBN 265401) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: lls@lnbyb.com   <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Edward M. Wolkowitz, Ch. 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  RONALD D. ZLOTOW,          Debtor(s).	CASE NO.: 2:12-bk-41303-ER  CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 11/12/2014	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 10/29/2014

**Description of property to be sold:** Single family residence located at 1233 Appleton Way, Venice, CA 90291.

**Terms and conditions of sale:** Property purchased "as-is" without any representations or warranties of any kind. See Exhibit 1 hereto for more details.

**Proposed sale price:** \_\_\_\_\_ See attached Exhibit 1

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): See attached Exhibit 1

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

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

Lindsey L. Smith  
10250 Constellation Blvd., Suite 1700  
Los Angeles, CA 90067  
Tele: 310-229-1234  
Fax: 310-229-1244  
Email: LLS@LNBYB.COM

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Date: 10/20/2014

# **EXHIBIT “1”**

## **EXHIBIT 1**

- Proposed Purchaser: Ronald D. Zlotolow (the "Debtor");
- Purchase Price: \$125,000 for Debtor ("Purchase Price");
- Condition of Property: Property purchased "as-is" without any representations or warranties of any kind;
- Waiver of Homestead Exemption: If the Debtor is the winning bidder of the Property, the Debtor agrees to waive any homestead exemption that he may have in the proceeds received from the sale of the Property.
- Overbid Procedures: The Trustee suggests that the minimum overbid price for overbidders be \$1,140,000 for the entire Property (the "Initial Overbid Price"), with subsequent overbids in increments of at least \$5,000. All bidders other than the Debtor must make an initial bid in the amount of the Initial Overbid Price and additional bids must go up increments of at least \$5,000. Should the Debtor wish to continue bidding after the estate receives a bid from a third party in the amount of the Initial Overbid Price, the Debtor must increase his original Purchase Price in increments of at least \$5,000. Any qualified bidder must contact the Trustee's counsel in advance of the hearing on the Motion, and submit, at least two business days prior to the hearing on the Sale Motion, a deposit for the purchase of the Property in an amount equal to 10 percent of their intended initial overbid. In order to participate in bidding, any bidder must also provide, to the reasonable satisfaction of the Trustee, evidence of a pre-approved loan based on the buyer's written application and credit report, or have cash, and evidence of same, in an amount necessary to consummate the sale.

## 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 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

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 **October 20, 2014**, 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:

Brenda Groschen on behalf of Creditor Ally Financial  
brenda.groschen@ally.com

David S Hagen on behalf of Debtor Ronald D Zlotolow  
go4broq@earthlink.net

Lindsey L Smith on behalf of Trustee Edward M Wolkowitz (TR)  
lls@lnbyb.com

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

Edward M Wolkowitz (TR)  
emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On **October 20, 2014**, 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.

Debtor  
Ronald D. Zlotolow  
1233 Appleton Way  
Venice, CA 90291

The Hon. Ernest M. Robles  
United States Bankruptcy Court  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1560/Courtroom 1568  
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 **October 20, 2014**, 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.

October 20, 2014  
Date

John Berwick  
Printed Name

/s/ John Berwick  
Signature

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