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Telephone: (949) 752-7100 / Facsimile: (949) 252-1514
☐ *Individual appearing without attorney*
☒ *Attorney for:* Bankruptcy Estate of William M. Lansdale

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re:

WILLIAM M. LANSDALE, aka BIT LANSDALE,
dba THE LANSDALE COMPANY,

Debtor(s).

CASE NO.: 2:12-bk-45706-WB
CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date:	**Time:**
Location:	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** February 2, 2015

Description of property to be sold: William M. Lansdale (the "Debtor") has held sole and separate fee title to the property, located at 318 Juniper Avenue, #8, Carlsbad, California (the "Property"), since it was transferred to him by grant deed on March 22, 2004. The Property is a 770 square-foot single-family condominium located in a multi-unit complex, and was built in 1979. William F. Kozaites, in his capacity as co-Special Administrator of the Debtor's Probate Estate, negotiated an arms-length sale of the Property to Ron Carlock and Kathe Carlock (the "Buyers") for the total sum of $335,000.

Terms and conditions of sale:
(1) The Buyers will pay $335,000 to take title of the Property, free and clear of all liens, claims and interests.
(2) The sale is subject to approval of the Court in the Bankruptcy Case.
(3) Upon Court approval and closing of the sale, escrow will pay applicable broker commissions, pay any additional closing costs and outstanding taxes, and pay off the DOT.

Proposed sale price: $335,000

Overbid procedure (*if any*): Not Applicable.

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

Not Applicable.

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

Arjun Sivakumar
Brown Rudnick LLP
2211 Michelson Drive, Suite 700
Irvine, CA 92612
Telephone: (949) 752-7100
Facsimile: (949) 252-1514
Email: asivakumar@brownrudnick.com

Date: 1/15/15

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 Von Karman Towers, Seventh Floor, 2211 Michelson Drive, Irvine, California 92612.

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*) January 15, 2015 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*) January 15, 2015, 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.

Marianthi Lansdale
Co-Special Administrator of the Estate of William M. Lansdale, aka William Magnum Lansdale, aka Bit Lansdale
806 Rancho Drive
Long Beach, CA 90815

William Kozaites
Co-Special Administrator of the Estate of William M. Lansdale, aka William Magnum Lansdale, aka Bit Lansdale
1327 1/2 S. Roxbury Drive
Los Angeles, CA 90035

☒ 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*) January 15, 2015, 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.

VIA PERSONAL DELIVERY:
The Honorable Julia W. Brand
U.S. Bankruptcy Court
Roybal Federal Building
255 E. Temple Street
Bin outside of Suite 1382
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.

January 15, 2015	JEANNIE MENDEZ	Jeannie Mendez
Date	*Printed Name*	*Signature*

ADDITIONAL SERVICE INFORMATION (if needed):

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (con't.)

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Farmers & Merchants Bank Visa
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Long Beach, CA 90801

First Insurance Funding
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Chicago, IL 60666

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Los Angeles, CA 90067

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Central Insolvency Operation
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LA County Tax Collector
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Santa Fe Springs, CA 90670

Sampson Oil Co
301 Ultimo Avenue
Long Beach, CA 90814

Sanitation Districts of LA County
1955 Workmill Road
Whittier, CA 90607

State Treasurer
PO Box 942809
Sacramento, CA 94209

Wayne Andrew Fenner Mullin
13331 Moorpark Street, #233
Sherman Oaks, CA 91423

REQUEST FOR SPECIAL NOTICE:

Kenneth C. Feldman, Esq.
Barry Zoller, Esq.
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221 N. Figueroa Street, Suite 1200
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ADDITIONAL SERVICE INFORMATION (if needed):

LIST OF CREDITORS

Other Interested Parties:

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Joanne Bozzuto, Esq. Receiver for Lonesome Dove Petroleum Co. V.I. Department of Justice 34-38 Kronprindsens Gade GERS Building, 2nd Floor St. Thomas, V1 00802	