

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>M. Jonathan Hayes (Bar No. 90388) Matthew D. Resnik (Bar No. 182562) Roksana D. Moradi (Bar No. 266572) SIMON RESNIK HAYES LLP 15233 Ventura Blvd., Suite 250 Sherman Oaks, CA 91403 Telephone: (818) 783-6251 Facsimile: (818) 783-6253 jhayes@SRHLawFirm.com matthew@SRHLawFirm.com roksana@SRHLawFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors</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: SOMBOON ROEKCHAIRASMEE and ROSEMARIE T. MEJIA ROEKCHAIRASMEE,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-bk-51057-PC CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 07/17/2013</p>	<p>Time: 9:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1468, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 07/03/2013

Description of property to be sold:
 323 N. Boylston St., Los Angeles, CA 90012, Assessor's Parcel Number 5160-022-023

Terms and conditions of sale:
 (1) Purchase price is \$500,000; (2) Property will be sold "as is, where is" which no warranties or representations of any kind whatsoever; (3) All undisputed liens, if any, will be through escrow; and (4) All disputed liens, if any, will attach to proceeds of sale with same force, effect, validity, and priority.

Proposed sale price: \$ 500,000.00

Overbid procedure (if any): See Attached

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

Date: July 17, 2013

Time: 9:00 a.m.

Place: United States Bankruptcy Court
Courtroom 1468
255 E. Temple Street
Los Angeles, CA 90012

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

M. Jonathan Hayes, Esq.
Roksana D. Moradi, Esq.
Simon Resnik Hayes LLP
15233 Ventura Blvd., Suite 250
Sherman Oaks, CA 91403
Telephone: (818) 783-6251
Facsimile: (818) 783-6253
jhayes@SRHLawFirm.com
roksana@SRHLawFirm.com

Date: 06/26/2013

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

Recommended Overbidding Procedures

The Debtors believe that the Court may require an opportunity for overbidding prior to the approval of the proposed sale. As a result, the Trustee proposes the following overbidding procedures:

- (1) The overbid must be all cash and must be at least \$550,000 (10% greater than the current offer), with no contingencies to closing whatsoever.
- (2) Any party who would like to bid on the Property during the hearing on the Motion must contact Debtors' counsel at least 24 hours prior to the hearing and provide evidence of financial resources to the Debtors' reasonable satisfaction. Debtors' counsel will provide an information packet to any party who would like to bid on the Property. Any overbidder must also submit, before the time of the hearing, a deposit for the purchase of the Property, by cashier's check or other cash equivalent in the amount of at least \$50,000.
- (3) Overbid increments will be \$10,000 after the initial overbid.

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:
15233 Ventura Blvd., Suite 250, Sherman Oaks, CA 91403

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*) 6/26/2013, 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:

- Patrick K Bruso generalmail@alvaradoca.com
- Deborah Conley bkmail@prommis.com
- Laleh Ensafi lensafi@yahoo.com, Cmartin@pralc.com
- Daniel K Fujimoto wdk@wolffirm.com
- Todd S Garan ch11ecf@piteduncan.com
- M Jonathan Hayes jhayes@srhlawfirm.com,
roksana@srhlawfirm.com;carolyn@srhlawfirm.com;shawnj@srhlawfirm.com
- Nina Z Javan njavan@pralc.com, cmartin@pralc.com
- Kenneth G Lau kenneth.g.lau@usdoj.gov
- Dare Law dare.law@usdoj.gov, hatty.yip@usdoj.gov
- Joe M Lozano notice@NBSDefaultServices.com
- Jeannette Marsala jmarsala@pralc.com, cmartin@pralc.com
- Gregory W Patterson gwplaw@gmail.com
- Kelly M Raftery bknotice@mccarthyholthus.com
- Cassandra J Richey cmartin@pralc.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Edward T Weber bknotice@rcolegal.com
- Gilbert R Yabes ch11ecf@piteduncan.com

Service information continued on attached page

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

On (*date*) 6/26/2013, 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.

Hon. Peter H. Carroll
US Bankruptcy Court
255 E. Temple Street, Suite 1534
Los Angeles, CA 90012

Rosemarie & Somboon Roekchairasmee
PO Box 7217
Burbank, CA 91510

ALL CREDITORS:

Deutsche Bank National Trust Company
c/o Prober & Raphael, A Law Corp.
PO Box 4365
Woodland Hills, CA 91365

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812

Employment Development Dept.
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101

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

L.A. County Tax Collector
Bankruptcy Unit
PO Box 54110
Los Angeles, CA 90054

Los Angeles City Clerk
PO Box 53200
Los Angeles, CA 90053

Securities & Exchange Commission
5670 Wilshire Ave., 11th Floor
Los Angeles, CA 90036

U.S. Bank National Association, as Trustee
c/o McCarthy & Holthus, LLP
1770 Fourth Ave.
San Diego, CA 92101

Wells Fargo Bank, N.A.
PO Box 659568
San Antonio, TX 78265

ACI
345A Rust Lane
Boerne, TX 78006

Alliance One
8589 Aero Dr.
San Diego, CA 92123

Adventist Health Medical Center
1720 Caesar Chavez Ave.
Los Angeles, CA 90033

Alliance One
6160 Mission Gorge Road, Suite 300
San Diego, CA 92120

Allied Credit/Alliance One
Attn: Bankruptcy
PO Box 2449
Gig Harbor, WA 98335

Amanda Charchian
306 N. Reno St.
Los Angeles, CA 90026

American Express
American Express Special Research
PO Box 981540
El Paso, TX 79998

American Express Bank, FEB
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355

Americas Servicing Co.
1000 Blue Gentian Rd., #300
MAC #X7801-2k
Eagan, MN 55121

Asset Acceptance
PO Box 2036
Warren, MI 48090

Asset Acceptance LLC
PO Box 1630
Warren, MI 48090

Aurora Loan Services
Attn: Bankruptcy Dept.
2617 College Park
Scottsbluff, NE 69361

Bank of America, N.A.
450 American St.
Simi Valley, CA 93065

Bank of America
PO Box 5170
Simi Valley, CA 93062

CBCS
Box 69
Columbus, OH 43216

Chase
PO Box 24696
Columbus, OH 43224

City of LA HOusing Dept.
PO Box 17280
Los Angeles, Ca 90017

CMRE Financial Services Inc.
3075 E. Imperial Hwy.
Suite 200
Brea, CA 92821

Credit Coll
PO Box 9136
Needham, MA 02494

Deutsche Bank Trust Company
60 Wall St.
New York, NY 10005

Dan Landau
3221 S. Hill St., #111
Los Angeles, CA 90007

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

Deutsche Bank National Trust Company
Chase Records Center
Attn: Correspondence Mail
Mail Code, LA4-5555
700 Kansas Lane
Monroe, LA 71203

EMC Mortgage/Chase
Chase Center-Mail Code LA4-5555
700 Kansas Lane
Monroe, CA 71203

Franchise Tax Board
PO Box 942857
Sacramento, CA 94257

GMAC
Attn: Customer Service
PO Box 780
Waterloo, IA 50704

Green Tree
7360 S. Kyrene Rd.
Tempe, AZ 85283

JP Morgan Chase Bank, N.A.
c/o LCS Financial Services Corporation
6782 S. Potomac St., Suite #100
Centennial, CO 80112

JP Morgan Chase Bank, N.A.
Chase Records Center
Attn: Correspondence Mail
Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203

LA Urology Medical Group
1701 E.C. Chavez, #500
Los Angeles, CA 90033

LLP Mortgage Ltd.
Pite Duncan, LLP
4375 Jutland, Suite 200
PO Box 17933
San Diego, CA 92177

Los Angeles County Tax
PO Box 54018
Los Angeles, CA 90054

MGC
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047

Matthew A. Deskins
1633 Micheltorena St., #2
Los Angeles, CA 90026

Myra E. Tellez & Mirtala Gomez
225 S. Hoover St.
Los Angeles, CA 90004

Nationstar Mortgage
PO Box 630267
Irving, TX 75063

RMS
240 Emery St.
Lehigh Valley, PA 18002

Real Time Solutions Inc.
PO Box 36655
Dallas, TX 75235

SLS
8742 Lucent Blvd., #300
Littleton, CO 80129

Somsak Roekchairasmee
PO Box 86777
Los Angeles, CA 90086

US Bank National Association
c/o Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115

Union Bank
1980 Saturn St.
Monterey Park, CA 91755

Verizon
Bankruptcy Dept.
PO Box 3397
Bloomington, IL 61702

Wells Fargo Bank
PO Box 5445
Portland, OR 97228

Wells Fargo Bank, N.A.
Attn: Bankruptcy Dept.
MAC #T7416-023
4101 Wiseman Blvd.
San Antonio, TX 78251

Wells Fargo Bank, N.A.
Chase Records Center
Attn: Correspondence Mail
Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203

Wilmington Trust, National Association
c/o JP Morgan Chase
3415 Vision Drive, OH4-7133
Columbus, OH 43219

Wells Fargo Bank, N.A.
dba Wells Fargo Deal
PO Box 19657
Irvine, Ca 92623

Gregory Williams Patterson
15303 Ventura Blvd., Suite 900
Sherman Oaks, Ca 91403

WFS Financial
10750 Forest St., Suite 200
Rancho Cucamonga, CA 91730

America's Servicing Company
Attn: Bankruptcy Dept. MAC#D3347-014
3476 Stateview Blvd
Fort Mill, SC 29715

White Memorial Medical Center
Dept. 2176
Los Angeles, Ca 90084

Michael Jay Berger
9454 Wilshire Blvd
6th Floor
Beverly Hills, CA 90212-2929

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) 6/26/2013, 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.

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.

6/26/2013
Date

Carolyn M. Afari
Printed Name

/s/ Carolyn M. Afari
Signature