

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Christopher A. Minier (State Bar No. 190705) cminier@ringstadlaw.com Todd C. Ringstad (State Bar No. 97345) todd@ringstadlaw.com RINGSTAD & SANDERS LLP 2030 Main Street, Suite 1200 Irvine, CA 92614 Email: cminier@ringstadlaw.com Telephone: 949-851-7450 Facsimile: 949-851-6926</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Dowent Family LLC</p>	<p>FOR COURT USE ONLY</p>
---	---------------------------

<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: Dowent Family LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-12977 RK CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 05/07/2013</p>	<p>Time: 2:30 pm</p>
<p>Location: USBC, Courtroom 1675, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private Last date to file objections: 04/23/2013

Description of property to be sold: 3-unit commercial real property located at 3138-3148 West Pico Blvd., Los Angeles, CA 90019. Building is 14,858 sq. ft., on 26,354 sq. ft., lot

Terms and conditions of sale: "As-is" and "where-is" with all faults. \$100,000 escrow deposit by Buyer. \$50,000 of escrow deposit forfeited if Buyer fails to close timely. No buyer's contingencies except for clear title. Sale is free and clear of liens, interests and encumbrances, including Lis Pendens recorded by David Zander. Buyer and its broker release claims against Debtor and its principals.

Proposed sale price: \$3, 387,000 plus release of certain claims by buyer and broker

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*): None. Sale is private.

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

May 7, 2013 at 2:30 p.m., in Courtroom 1675, 255 E. Temple St., Los Angeles, CA 90012

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

Christopher A. Minier
cminier@ringstadlaw.com
RINGSTAD & SANDERS LLP
2030 Main Street, 12th Floor
Irvine, CA 92614
Tel.: (949) 851-7450
Fax: (949) 851-2926

Date: 04/16/2013

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:
2030 Main Street, Suite 1200, Irvine , CA 92614

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) 04/16/2013, 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:

- Margaret E Garms margaret@parkinsonphinney.com
- Alvin Mar alvin.mar@usdoj.gov
- Christopher Minier becky@ringstadlaw.com
- David M Wiseblood dwiseblood@wisebloodlaw.com, dmwadmin@wisebloodlaw.com
- Todd C. Ringstad becky@ringstadlaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Daniel H Reiss dhr@lnbyb.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) 04/16/2013, 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.

Via Personal Delivery: Honorable Robert Kwan, U.S. Bankruptcy Court, Ronald Reagan Federal Building, 411 W. Fourth St., Suite 5165, Santa Ana, CA 92701-4593

Via Email:

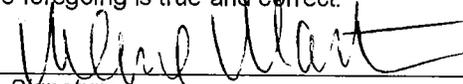
- Saul Reiss saulreiss@verizon.net ; reisslaw@verizon.net Counsel for Epar Development, LLC

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.

04/16/2013
Date

Arlene Martin
Printed Name


Signature

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