

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  DAVID SEROR - State Bar No. 67488 JESSICA L. BAGDANOV - State Bar No. 281020 EZRA BRUTZKUS GUBNER LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: 818.827.9000 Facsimile: 818.827.9099 Email: dseror@ebg-law.com jbagdanov@ebg-law.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  BURBANK VICTORY PROPERTY LLC          Debtor(s).	CASE NO.: 2:13-bk-32519-RN CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 12/04/2013	<b>Time:</b> 9:00 am
<b>Location:</b> Courtroom 1645, United States Bankruptcy Court, 255 E. Temple Street. Los Angeles, CA 90012	

**Type of Sale:**  Public  Private **Last date to file objections:** 11/20/2013

**Description of property to be sold:** 300-302 North Victory Boulevard, Burbank, CA 91502  
APN 2451-012-11

**Terms and conditions of sale:**

The Sale is subject to certain representations and warranties by the Seller, and contingencies by the Buyer, included in the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate, executed August 22, 2013. A copy of this agreement is attached as Exhibit "A" to the Debtor's Motion for Sale, on file with the Court.

**Proposed sale price:** \$ 1,975,000.00

**Overbid procedure (if any):** None

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

December 4, 2013 at 9:00 a.m. in Courtroom 1645 of the United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, California 90012

PLEASE NOTE: Concurrently with this Notice, the Debtor filed an application for order shortening time for this hearing to take place, pursuant to LBR 9075-1(b). In the event the Court grants the application, this hearing will take place on an earlier date.

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

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Date: 10/16/2013