

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Russell H. Rapoport, Esq. SBN 58083 Alan I. Nahmias, Esq. SBN 125140 MIRMAN, BUBMAN & NAHMIAS, LLP 16633 Ventura Boulevard, Suite 800 Encino, California 91436-1836 (818) 906-1600 Telephone (818) 907-9261 Facsimile <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Ch. 7 Trustee	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - **SELECT DIVISION****

In re: BRANDICE JORDANA FRIEDMAN Debtor(s).	CASE NO.: 2:13-bk-39608 DS CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
---	---

Sale Date: 04/14/2015	Time: 1:30 pm
Location: 255 East Temple Street, Courtroom 1339, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 04/14/2015

Description of property to be sold:
 Estate's right, title and interest in the real property commonly known as 6032 Corbin Avenue, Tarzana, California 91356 improved with a single family residence.

Terms and conditions of sale:
 This is a joint sale with Harry Freidman who held title as joint tenant with Debtor when bankruptcy filed. Both the estate's interest and Mr. Friedman's interest, together constituting the entire fee, are being sold for cash, with all liens and encumbrances being paid through escrow. The price below is for the whole fee. The net payment to the Trustee at close of escrow is currently estimated to be \$157,071.

Proposed sale price: \$ 1,150,000.00

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):

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

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

Wesley H. Avery, Esq.
Roquemoore, Pringle & Moore, Inc.
6055 E. Washington Blvd., Ste. 500
Los Angeles, CA 90040-2466
wavery@rpmlaw.com
<http://www.rpmlaw.com>
(323) 724-3117 (office)
(323) 724-5410 (fax)

Date: 04/07/2015

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:
21860 Burbank Blvd., Suite 360, Woodland Hills, CA 91367-7406

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)* _____, 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)* 04/07/2015, 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.

Honorable Deborah Saltzman
United States Bankruptcy Court
255 East Temple Street, Suite 1334
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 *(date)* _____, 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.

04/07/2015
Date

Russell H. Rapoport
Printed Name

/s/ Russell H. Rapoport
Signature

SERVICE LIST

Discover Bank
DB Servicing Corporation
PO Box 3025
New Albany, OH 430543025

American Express Centurion Bank
c o Becket and Lee LLP
POB 3001
Malvern, PA 193550701

Wells Fargo Card Services
1 Home Campus
3rd Floor
Des Moines, IA 50328

Capital Recovery V, LLC
c/o Recovery Management Systems
Corporate
25 SE 2nd Avenue Suite 1120
Miami FL 331311605

Ocwen Loan Servicing
POBox 79135
Phoenix AZ 85062-9135