

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>DHEERAJ K. SINGHAL (SBN 217299) DIXON GARDNER (SBN 213119) DCDM LAW GROUP, PC 30 N. RAYMOND AVE., SUITE 801 PASADENA, CALIFORNIA 91103 TELEPHONE: (626) 689-2407 FACSIMILE: (626) 689-2205 dksinghal@dcdmlawgroup.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Robert Joseph Blessing</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:</p> <p>Robert Joseph Blessing</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-15626-DS CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 07/02/2014</p>	<p>Time: 1:30 pm</p>
<p>Location: U.S. Bankruptcy Court, Courtroom 1339, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 06/18/2014

Description of property to be sold: Certain real property commonly known as 3779 Berry Drive, Studio City, California
The real property is divided into three lots (145, 146, and 147). Lot 147 and half of lot 146 is to be sold.

Terms and conditions of sale:
Subject to liens, claims, encumbrances and/or interests and attached overbid procedures.

Proposed sale price: \$ 675,000.00

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): To qualify to overbid, interested parties must provide Debtor with a cashier's check in the amount of no less than ten percent (10%) of the overbid, made payable to "Robert Joseph Blessing, Debtor in Possession" by no later than 5:00 p.m., California Time, on June 30, 2014. The initial overbid will be \$700,000.

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

July 2, 2014
1:30 p.m.
U.S. Bankruptcy Court, Los Angeles Division
Courtroom 1339
255 E. Temple Street
Los Angeles, CA 90012

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

Dheeraj K. Singhal, Esq.
dksinghal@dcdmlawgroup.com
DCDM Law Group, PC
30 No. Raymond Avenue, Suite 801
Pasadena, California 91103
Telephone: (626) 689-2407
Facsimile: (626) 689-2205

Date: 06/11/2014

PROPOSED OVERBID PROCEDURES

The proposed Sale to the Buyer is subject to approval of the United States Bankruptcy Court and to qualified overbids. The Debtor's proposed overbid procedures are as follows:

The Buyer has offered to purchase the Property for \$675,000.00 (the "Purchase Price") to be paid within ten days after the recording of the lot line adjustment or three business days following entry of the order approving the sale of the Property. As noted above, however, the sale of the Property is subject to overbid pursuant to the following proposed overbid procedures (the "Overbid Procedures"):

(1) Intent to Bid and Overbid Amount

Any party wishing to bid on the Property ("Overbidder") shall advise the Debtor of their intent to bid on the Property and the amount of their overbid (which must be at least \$25,000.00 more than the current selling price of \$675,000.00) (the "Initial Overbid"), by no later than 5:00 p.m., California Time, on June 30, 2014 (the "Overbid Deadline"). In his absolute and sole discretion, the Debtor shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

(2) Payment of Deposit

Any Overbidder shall provide the Debtor with a cashier's check, payable to "Robert Joseph Blessing, Debtor in Possession" in an amount of no less than ten percent (10%) to serve as a deposit towards the total purchase price (the "Deposit"). The Deposit must be delivered so that it is received by the Debtor's counsel (whose name and address is set forth on the upper left corner of the first page of this Motion) by no later than the Overbid Deadline.

(3) Evidence of Financial Ability to Perform

Any Overbidder must provide the Debtor with evidence of the proposed buyer's financial ability to pay the full amount of the Overbid so that such evidence is received by the Debtor's counsel by no later than the Overbid Deadline.

(4) Multiple Bids and Auction

In the event the Debtor receives multiple Overbids in the same amount, the Debtor will accept the Overbids in the order they are received and shall advise the party who submitted such Overbid last that it must make a higher Overbid to be eligible to purchase the Property.

All parties who have submitted timely bids and otherwise satisfied the foregoing requirements will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to increase their bid. As stated previously, the Initial Overbid will be in the amount of \$700,000.00.

The Debtor will request authority to sell the Property to the bidder who makes the highest Overbid (the "Winning Bidder"), and for authority to sell the Property to the next highest bidder if the Winning Bidder fails to perform.

(5) Tender of Balance of Purchase Price

The Winning Bidder's Deposit shall be applied towards the total purchase price. The Winning Bidder must tender the balance of the total purchase price to the Debtor via cashier's check within ten days after the recording of the lot line adjustment or three business days following entry of the order approving the sale of the Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to the Debtor.

To the extent the Buyer or another Overbidder is not the Winning Bidder, that party's Deposit will be refunded by the Debtor.

(6) Agreement to Terms and Overbid Procedures

Any Overbidder's tender of the Deposit to the Debtor shall serve as that Overbidder's agreement with these proposed overbid procedures and the terms of sale of the Property discussed herein.

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:
30 No. Raymond Avenue, Suite 801, Pasadena, California 91103

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*) **June 11, 2014**, 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:

- **Kenneth G Lau** kenneth.g.lau@usdoj.gov
- **Amy E Martinez** amy.martinez@geracilawfirm.com
- **Martin W. Phillips** marty.phillips@att.net
- **Dheeraj K Singhal** dksinghal@dcdmlawgroup.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **June 11, 2014**, 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 J. Saltzman
United States Bankruptcy Court-Central District of
California
255 E. Temple Street, Suite 1334 / Courtroom 1339
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.

June 11, 2014
Date

Zachary Gonzalez
Printed Name

/s/ Zachary Gonzalez
Signature

2. SERVED BY UNITED STATES MAIL:

A. Secured Lien Holders

Pacific Capital Loans
23679 Calabasas Rd
Los Angeles, CA 91302

Showcase Investments/PLM
Management Services
144 N. Glendale Ave, Suite 300
Glendale, CA 91206

Courtney Barnes
1680 Vine St Ste. 1119
Los Angeles, CA 90028

Harvey Goodman
834 17th Street Unit 5
Santa Monica, CA 90403

Rolando Blue
c/o Ira H Rosenblett
21550 Oxnard Street, Ste. 200,
Woodland Hills, CA 91367

Rolando Blue
4829 Edgewood Place
Los Angeles, CA 90035

Rolando Blue
27943 Seco Canyon Road,
Suite 135
Santa Clarita, CA 91350

Employment Development
Department, Bankruptcy Group
MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Glen and Teresa Esteban
28013 Forst Court
Castaic, CA 91384

Glen and Teresa Esteban
c/o Richard M Moneymaker
515 South Figueroa Street
Ste. 1037
Los Angeles, CA. 90071

Marc Lizer and Inez Tiger
c/o Larry Slade
14146 Killion St., Ste.100, Sherman
Oaks, CA. 91401

Brian Perrozollo
703 Pier Ave. Suite B #201.
Hermosa Beach, CA 90254

Franchise Tax Board
P.O. Box 2952
Sacramento, CA 95812-2952

B. All Creditors

Robert Joseph Blessing
516 Esplanade
Apt. C
Redondo Beach, CA 90277

Credit One Bank
Po Box 98873
Las Vegas, NV 89193

Commission Express
6060 N. Central Expressway Ste 5
Dallas, TX 75206

Angela Hamadey
C/O Joel Farkas
11331 Ventura Blvd
Studio City, CA 91604

Daryn Teague
28005 Smyth Drive
Suite 112
Santa Clarita, CA 91350

David G. Ford
30503 Corsica Place
Castaic, CA 91384

First Premier Bank
3820 N Louise Ave
Sioux Falls, SD 57107

George Christie III
611 Larmier Avenue
Oak View, CA 93022

George Christie, Jr.
35 W. Main Street
B109
Ventura, CA 93001

Glen and Teresa Esteban
28013 Forst Court
Castaic, CA 91384

Martin Kada
65 Fix Way
Ventura, CA 93001

Matthew Lane
Kearns, Brinen & Monaghan
20 E. Division St.
Dover, DE 19901

National University
PO Box 33248
San Diego, CA 92163

Lamb & Kawakami LLP
333 S. Grand Avenue
Suite 4200
Los Angeles, CA 90071

Raymond Awad
1523 Stanford Ave
Redondo Beach, CA 90278

Us Dept Of Ed/glelsi
Po Box 7860
Madison, WI 53707

Spieler, Woodward, Corbalis &
Goldb
707 Torrance Blvd.
Redondo Beach, CA 90277