

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>DHEERAJ K. SINGHAL (SBN 217299)  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;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 11/19/2014</p>	<p><b>Time:</b> 1:30 pm</p>
<p><b>Location:</b> 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:** 11/05/2014

**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). Only Lot 145 is to be sold.

**Terms and conditions of sale:** Free and clear of liens, claims, encumbrances and/or interests, and attached overbid procedures.

**Proposed sale price:** \$ 850,000.00

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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 \$25,500, made payable to "DCDM Law Group, PC" by no later than 5:00 p.m., California Time, on November 14, 2014.

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

November 19, 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: 11/29/2014

### **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 \$850,000.00 (the "Purchase Price") to be paid within 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 \$10,000.00 more than the current selling price of \$850,000.00) (the "Initial Overbid"), by no later than 5:00 p.m., PST, on November 14, 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 "Trust Account for DCDM Law Group" in an amount of no less than \$25,500 to serve as a deposit towards the total purchase price (the "Deposit"). The Deposit must be delivered to 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 \$860,000.00.

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 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*) **October 29, 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:

Barry S Glaser / bglaser@swesq.com  
Gavin L Greene / gavin.greene@usdoj.gov  
Kenneth G Lau / kenneth.g.lau@usdoj.gov, Hatty.yip@usdoj.gov, Kelly.Morrison@usdoj.gov, Alvin.Mar@usdoj.gov  
Amy E Martinez / amy.martinez@geracilawfirm.com  
Nicholas S Nassif / nsnassif@pacbell.net, kittima@pacbell.net  
Martin W. Phillips / marty.phillips@att.net  
Dheeraj K Singhal / dksinghal@dcdmlawgroup.com  
United States Trustee (LA) / ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

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

On (*date*) **October 29, 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.

October 29, 2014  
Date

Zachary Gonzalez  
Printed Name

/s/ Zachary Gonzalez  
Signature

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

**A. Secured Lien Holders**

Mortgage Note Capital Investors,  
LLC  
c/o FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 92809-0112

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

Courtney Barnes  
7119 W. Sunset Blvd. #437  
Los Angeles, CA 90046

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

Eduardo Blue assignee of Rolondo  
and Riho Blue  
1244 Hi Point Street  
Los Angeles, CA 90035

Showcase Investments/PLM  
Management Services  
c/o Gerci Law Firm  
90 Discovery  
Irvine, CA 92618

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

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

Internal Revenue Service  
300 N. Los Angeles St.  
Insolvency Group 6, M/S 5022  
Los Angeles, CA 90012

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

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

**A. Secured Lien Holders**

Internal Revenue Service  
c/o Attorney General  
United States Department of Justice  
Ben Franklin Station  
P. O. Box 683  
Washington, DC 20044

Internal Revenue Service  
Civil Process Clerk  
United States Attorney's Office  
Federal Building, Room 7516  
300 North Los Angeles Street  
Los Angeles, CA 90012

**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 560  
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.  
c/o Mariya L. Christie  
217 Vallerio Avenue  
Ojai, CA 93023

Raymond Awad  
1523 Stanford Ave  
Redondo Beach, CA 90278

Raymond Awad  
c/o Steven P. Scandura  
1601 N. Sepulveda Blvd.  
#730  
Manhattan Beach, CA 90266

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

Martin Kada  
65 Fix Way  
Ventura, CA 93001

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

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

FNBM, LLC  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602

Commission Express  
Gaba Law Corporation  
23151 Verdugo Drive, Suite 104  
Laguna Hills, CA 92653

Sprint Corp.  
Attn: Bankruptcy Dept.  
PO Box 7949  
Overland Park, KS 66207-0949

Angela Hamadey  
1806 Esplanade, Unit #7  
Redondo Beach, cA 90277