

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>KATHY BAZOIAN PHELPS (State Bar No. 155564) kphelps@diamondmccarthy.com DIAMOND MCCARTHY LLP 1999 Avenue of the Stars, Suite 1100 Los Angeles, California 90067-4402 Telephone: (310) 651-2997 Facsimile: (713) 333-2199</p> <p>Counsel for Rosendo Gonzalez, Chapter 7 Trustee</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for:</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: UNITY CHURCH OF GOD IN CHRIST</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-28445 CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 04/15/2015</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> Courtroom 1668, 255 E. Temple Street, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/01/2015

**Description of property to be sold:**  
All right, title and interest in the property located at 11207 S. Avalon, Los Angeles, CA.

**Terms and conditions of sale:**  
Subject to overbids, the sales price will be \$700,000. This sale will be on an "as is", "where is" and "with all faults" basis, with no warranties, representations or recourse whatsoever. The sale shall be free and clear of liens, but subject to easements, covenants and other agreements that is reflected on the preliminary title report.

**Proposed sale price:** \$ 700,000.00

**Overbid procedure (if any):**

See attachment A for Proposed Overbid Procedures.

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

April 15, 2015 at 10:00 a.m. in Courtroom 1668, 255 E. Temple Street, Los Angeles, CA

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

KATHY BAZOIAN PHELPS  
kphelps@diamondmccarthy.com  
DIAMOND MCCARTHY LLP  
1999 Avenue of the Stars, Suite 1100  
Los Angeles, California 90067-4402  
Telephone: (310) 651-2997  
Counsel for Rosendo Gonzalez, Chapter 7 Trustee

Date: 03/25/2015

**Proposed Overbid Procedures:** The proposed sale is subject to overbids. In the Motion, the Trustee is requesting that the Court approve the following Overbid Procedures:

1. Minimum overbid: Any initial overbid for the Property shall be in an amount at least \$10,000 higher than the initial purchase price of \$700,000.
2. Overbidding increments: All subsequent overbids with respect to the Property shall be in increments of \$5,000.
3. Qualification for overbidding: At or before the time for hearing, any party wishing to overbid at the hearing must, at or before the time for hearing, deliver (a) a cashier's check payable to "Rosendo Gonzalez, Trustee" in the amount of \$21,000; and (b) a written, executed overbid offer in the form attached as Exhibit "3" to the Trustee's declaration. All bidding shall be conducted at the hearing on the Motion, and no bids shall be tendered or accepted after the hearing has concluded. Additionally, any party wishing to overbid at the hearing must bring with them cashier's checks in an amount sufficient to cover the amount of any overbid offers that are made at the time of the hearing, which shall be in amount of the overbid amounts (i.e., any amounts above \$700,000), and the balance of the purchase price shall be paid prior to the Closing, which shall no later than the first business day after fourteenth calendar days following entry of an order approving the sale.
4. Back-up bidders: Any qualified over bidder who is not the successful over bidder may opt to be a back-up bidder and to keep its highest bid open for acceptance beyond the time of the Auction, in which case such back-up bidder's Initial Deposit will be retained by the Trustee until the sale closes. The deposit submitted by the Successful Bidder shall be applied against the payment of the purchase price at the closing of the sale to the Successful Bidder.
5. No break-up fees, costs or expenses shall be paid to any bidder.

## 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:

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)* **03/25/2015**, 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:

Michael D. Updike: mdu@michaelupdike.com  
Donna La Porte: donna@laportelaw.net  
Rosendo Gonzalez (TR): rossgonzalez@gonzalezplc.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Kathy Bazoian Phelps: kphelps@diamondmccarthy.com

Service information continued on attached page

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

On *(date)* **03/25/2015**, 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.

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)* **03/25/2015**, 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 OVERNIGHT DELIVERY**

Honorable Barry Russell  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1660 / Courtroom 1668  
Los Angeles, CA 90012

**VIA EMAIL**

rene@majorproperties.com  
sion@majorproperties.com

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.

03/25/2015  
Date

Melody Shabpareh  
Printed Name

/s/ Melody Shabpareh  
Signature

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

On 03/25/2015, 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.

433 E. Lanzit Ave. LLC  
Attn.: Fazil Khalil  
11208 Avalon Boulevard  
Los Angeles, CA 90061

433 E. Lanzit Ave. LLC  
Attn.: Fazil Khalil  
21113 Ladeene Ave Apt A  
Torrance, CA 90503

433 E. Lanzit Ave. LLC  
Attn.: Fazil Khalil, Registered Agent  
433 E. Lanzit Ave.  
Los Angeles, CA 90061

Durango Polish  
c/o Ramon A. Nunez  
433 1/2 E. Lanzit Ave.  
Los Angeles, CA 90061