

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
NANCY HOFFMEIER ZAMORA (State Bar No. 137326) ANTHONY N. R. ZAMORA (State Bar No. 146619) ZAMORA & HOFFMEIER, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, California 90071 (213) 488-9411 Fax: (213) 488-9418 e-mail: zamora3@aol.com	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Edward M. Wolkowitz, Chapter 7 Trustee	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: CRAIG ALAN PARSONS AND DEBORAH JOHNSON PARSONS, Debtor(s).	CASE NO.: 2:14-bk-32358-TD CHAPTER: 7
	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/12/2015	Time: 10:00 am
Location: Ctrm. 1352, U.S. Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 07/29/2015

Description of property to be sold: residential real property commonly known as 2000 Westridge Road, Los Angeles, California 90405 and identified by Los Angeles County Assessor's Parcel Number 4492-002-005 (the "Real Property")

Terms and conditions of sale: free and clear of any interests and liens and on an "AS-IS, WHERE-IS" basis for a sales price of \$1,560,000.00

Proposed sale price: \$ 1,560,000.00

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):

See attached

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

Date & Time: August 12, 2015 at 10:00 a.m.

Location: Ctrm. 1352, U.S. Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012

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

Nancy Hoffmeier Zamora, Esq.
Zamora & Hoffmeier
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 07/22/2015

OVERBID PROCEDURE

Trustee proposes the following overbid procedure be used at the hearing on the Motion (the "Hearing"):

1. Each potential bidder (other than Buyer) in order to qualify as a bidder at the Hearing, shall

(a) submit to Trustee prior to the commencement of the Hearing a cashier's check in the amount of at least One Hundred Seventy-Five Thousand Dollars (\$175,000.00) (the "Earnest Money Deposit") made payable to "Chapter 7 Trustee Edward M. Wolkowitz." Trustee shall refund the Earnest Money Deposit if he accepts the bid of another bidder;

(b) bid on the identical terms as Buyer as set forth in the Agreement including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale with the purchase price to be all cash and the removal of all contingencies;

(c) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally within seven (7) days after entry of the Sale Order approving sale of the Real Property to the Highest Bidder, and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in his sole discretion, subject to approval by the Court;

(d) agree to increase the Earnest Money Deposit to ten percent (10%) of the successful bid amount and deposit such increased Earnest Money Deposit into the Sale Escrow no later than one day after the Hearing, i.e., August 13, 2015; and

(e) Attend the Hearing to participate in the overbidding;
and

2. The initial overbid shall be a total of \$1,580,000.00, i.e., \$20,000.00 more than the Sales Price of \$1,560,000.00, and all additional overbids must be made in minimum increments of \$5,000.00 over the last stated overbid made on the record.

If the Highest Bidder fails to close the Sale Escrow within ten (10) days of entry of the Order, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property within ten (10) days of being notified of the forfeiture.

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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

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) 07/22/2015, 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:

- U.S. Trustee: United States Trustee (LA), ustpreion16.la.ecf@usdoj.gov; Kenneth G. Lau, Kenneth.g.lau@usdoj.gov
- Trustee: Edward T. Wolkowitz, emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com, Marisol@ecf.inforuptcy.com
- Trustee's Counsel: Nancy Hoffmeier Zamora; zamora3@aol.com
- Debtors' Counsel: Ronald E. Michelman, ronaldmichelman@sbcglobal.net, G9840@notify.cincompass
- Creditors' Counsel: Avi Schild, bk@atlasacq.com; Jennifer H. Wang, jwang@cookseylaw.com, jodom@cookseylaw.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 07/22/2015, 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.

- Debtors: Craig A. & Deborah J. Parsons, 2000 Westridge Road, Los Angeles, CA 90049
- Trustee's Broker: Mark Salkin, Keller Williams Realty, 3516 South Centinela, Los Angeles, CA 90066
- U.S. Trustee: Kenneth G. Lau, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017
- Judge: The Honorable Thomas B. Donovan, U.S. Bankruptcy Court, Los Angeles Division, 255 E. Temple Street, Suite 1352, 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) 07/22/2015, 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.

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.

07/22/2015	Cynthia Casas	/s/ Cynthia Casas
Date	Printed Name	Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Supplemental Service List for Notice of Sale of Estate Property

Title:

Sheila Isham
Fidelity National Title Company
500 Cna Nuys Blvd., Suite 500
Sherman Oaks, CA 91403

Barbara Marcus
Berkshire Hathaway
11677 San Vicente Blvd.
Suite 307
Los Angeles, CA 90049

Escrow:

Douglas Shewfelt
Wilshire Escrow Company
4270 Wilshire Blvd.
Los Angeles, CA 90010

Charles Conlan
P.O. Box 491517
Los Angeles, CA 90049

Proposed Buyer:

Westridge Road Trust #2000 UDT 05/12/15
c/o Mina Mullinax
CA Investor Realty
1666 N. Main Street, Suite 310
Santa Ana, CA 92701

Tatiana Toplilina
SLA Realty
15855 Gault St.
Van Nuys, CA 91406

Interested Parties:

Allen Mueller
Coldwell Banker Residential Brokerage
15101 W. Sunset Blvd.
Pacific Palisades, CA 90272

Brian Selem
Coldwell Banker
11661 San Vicente Bl. Fl 10
Los Angeles, CA 90049

Ken SampsonGoldStar Realty
17815 Ventura Blvd. #205
Encino CA 91316

Dustin and Bianca Suchter
456 Seaton Street
Los Angeles CA 90013

John and Hanna Kohan
622 S. Barrington #309
Los Angeles, CA 90049