

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Daren M. Schlechter, Esq. (SBN 259537) Law Office of Daren M. Schlechter, A Prof. Corp. 1925 Century Park East, Suite 830 Los Angeles, CA 90067 Telephone (310) 553-5747 Telecopier (310) 553-5487	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor Ambra Bisconti	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: AMBRA BISCONTI	CASE NO.: 2:15-bk-16511-WB CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/02/2017	Time: 2:00 am
Location: 255 E. Temple Street, Suite 1382 / Courtroom 1375, LA CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 01/19/2017

Description of property to be sold: The bankruptcy estate's rights, title and interest in that certain real property commonly known as 8653 W. Olympic Blvd., Los Angeles, CA 90035 as set forth in the attached and filed Sale Motion

Terms and conditions of sale: Please see Sale Motion being filed concurrently herewith

Proposed sale price: Buyout Offer of \$80,000.00 of Russo Estate's Equity Interest in Property

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): Please see Sale Motion being filed concurrently herewith

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

February 2, 2017

2:00 p.m.

United States Bankruptcy Court

255 E. Temple Street, Suite 1382 / Courtroom 1375

LA CA 90012

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

Daren M. Schlechter, Esq. (SBN 259537)

Law Office of Daren M. Schlechter, A Prof. Corp.

1925 Century Park East, Suite 830

Los Angeles, CA 90067

Telephone (310) 553-5747

Telecopier (310) 553-5487

Email: daren@schlechterlaw.com

Date: 01/12/2017

In re: Ambra Bisconti <div style="text-align: right;">Debtor(s).</div>	CHAPTER: 11 CASE NUMBER: 2:15-bk-16511-WB
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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:
1925 Century Park East, Suite 830
Los Angeles, CA 90067

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 **1/12/2017**, 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 J Freed on behalf of Creditor CREDITORS ADJUSTMENT BUREAU, INC., KFREED@KJFESQ.COM, Kenneth J Freed on behalf of Plaintiff CREDITORS ADJUSTMENT BUREAU, INC. KFREED@KJFESQ.COM, Kenneth J Freed on behalf of Plaintiff Creditors Adjustment Bureau Inc , KFREED@KJFESQ.COM, Marian Garza on behalf of Creditor BMW Financial Services NA, LLC ecfnofices@ascensioncapitalgroup.com, Melanie Scott Green on behalf of U.S. Trustee United States Trustee (LA), Melanie.green@usdoj.gov, Scott H Noskin on behalf of Creditor CREDITORS ADJUSTMENT BUREAU, INC., snoskin@mbnlawyers.com, aacosta@mbnlawyers.com, Giovanni Orantes on behalf of Other Professional, and Creditor Barbara Russo, The Orantes Law Firm, P.C. go@gobklaw.com, gorantes@orantes-law.com,cmh@gobklaw.com,gobklaw@gmail.com,go@ecf.inforuptcy.com (Attorney for Debtor Barbara Russo); Carmela Pagay on behalf of Interested Party Courtesy NEF, ctp@lnbrb.com; Kelly M Raftery on behalf of Creditor U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-HY6, bknotice@mccarthyholthus.com, kraferty@ecf.courtdrive.com; Russell H Rapoport on behalf of Creditor CREDITORS ADJUSTMENT BUREAU, INC. ,rrapoport@mbnlawyers.com, aacosta@mbnlawyers.com, Russell H Rapoport on behalf of Plaintiff Creditors Adjustment Bureau Inc. rrapoport@mbnlawyers.com, aacosta@mbnlawyers.com; Daren M Schlechter on behalf of Debtor Ambra Bisconti, daren@schlechterlaw.com, assistant@schlechterlaw.com; Daren M Schlechter on behalf of Defendant Ambra Bisconti; daren@schlechterlaw.com, assistant@schlechterlaw.com; United States Trustee (LA); ustpregion16.la.ecf@usdoj.gov ; Thomas J Weiss on behalf of Defendant Bisconti Estates, LLC;tweiss@weisslawla.com, kgenova@weisslawla.com;lseltzer@weisslawla.com; Thomas J Weiss on behalf of Defendant HILTON & HYLAND REAL ESTATE, INC.; tweiss@weisslawla.com, kgenova@weisslawla.com;lseltzer@weisslawla.com; Thomas J Weiss on behalf of Defendant Ambra Bisconti; tweiss@weisslawla.com, kgenova@weisslawla.com;lseltzer@weisslawla.com;Timothy J Yoo on behalf of Interested Party Courtesy NEF; tjy@lnbyb.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **1/12/2017**, 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.

Judge Julia Brand
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1382 / Courtroom 1375
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 _____, 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.

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☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and

correct. **January 12, 2017** **Daren M. Schlechter 259537**

/s/ Daren M. Schlechter

Date

Printed Name

Signature

TWENTY LARGEST UNSECURED CREDITORS AND ADDITIONAL CREDITORS AND PARTIES IN INTEREST:

American Express
Po Box 3001
16 General Warren Blvd
Malvern, PA 19355

Bmw Financial Services
Attn: Bankruptcy Department
Po Box 3608
Dublin, OH 43016

California State Board of Equalization
Account Information Group, MIC:29
P.O. Box 942879
Sacramento, CA 94279

Cap1/neimn
Po Box 30253
Salt Lake City, UT 84130

Cap1/saks
3455 Hwy 80 West
Jackson, MS 39209

City National Bank
1730 W Olympic Blvd
Los Angeles, CA 90015

Dsnb Bloomingdales
Macy's Bankruptcy Dept.
Po Box 8053
Mason, OH 45040

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

Franchise Tax Board
Attention: Bankruptcy
P. O. Box 2952
Sacramento, CA 95812

Green Tree Servicing (Secured Creditor, Second Deed of Trust)
345 St Peter St

In re: Ambra Bisconti Debtor(s).	CHAPTER 11 CASE NUMBER 2:15-bk-16511
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Saint Paul, MN 55102

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

Kenneth Freed
Attorneys for Creditors Adjustment
Law Offices of Kenneth J. Freed
14226 Ventura Blvd.
Sherman Oaks, CA 91423

Matthew J. Enna
Golden State Bone and Joint Clinic
9033 Wilshire Blvd., Suite 403
Beverly Hills, CA 90211

Michael Newman
21700 OXNARD ST STE 350
Woodland Hills, CA 91367

Nationstar Mortgage LLC (SECURED CREDITOR: First Deed of Trust)
Attn: Bankruptcy
350 Highland Dr
Lewisville, TX 75067

Pier 1/NB/Chase
Chase Card Services/Attention: Bankruptc
Po Box 15298
Wilmington, DE 19850

Securities & Exchange Commission
444 South Flower Street, Suite 900
Los Angeles, CA 90071

Security Credit Servic
Po Box 1156
Oxford, MS 38655

Syncb/home Design Nahf
C/o Po Box 965036
Orlando, FL 32896

Thomas Weiss
Law Office of Thomas Weiss
1925 Century Park East, Suite 2140
Los Angeles, CA 90067

Union Bank
c/o Law Offices of Clark Green
6700 S. Centinela Ave., 3rd Floor
Culver City, CA 90230

Watsonville Community Hospital

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c/o Professional Account Services
P.O. Box 188
Brentwood, TN 37024

Watsonville Emergency Medical Group
P.O. Box 3495
Toledo, OH 43607

Westside Recovery Svcs
6200 Wilshire Blvd
Los Angeles, CA 90048

Request for Special Notice:

Attn: BMW Financial Services NA, LLC Department
Ascension Capital Group
Account: XXXXX7411
P.O. Box 201347
Arlington, TX 76006

Select Portfolio Servicing, Inc.
P.O. Box 65250
Salt Lake City, UT 84165-0250□

McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101□

Potential Offers:

GABRIELA MANAKOVA
President, INNOVATIVE Property Strategies
gabriela@ips-la.com
(Agent for Yasaman Barmaki)

Nasrin Esfahani
Nelson Shelton & Associates
355 N Canon Drive
Beverly Hills, CA 90210

Eduardo Bravo
Collective Realty
8278 1/2 Santa Monica Blvd.
West Hollywood, CA 90046
(Agent for Michael Kesler and/or Assignees)

Mike Khattab
Coldwell Banker Brentwood office
11661 San Vicente Blvd, 10th Floor
Los Angeles, CA 90049
mkhattab@coldwellbanker.com
(Agent for Faik Al Hakim and Sena Mahdi)

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Robert Gabai
americanacollege@yahoo.com
(Agent for Jahangir Aryai)

Steven Medina
Hilton and Hyland
250 N. Canon Dr.,
Beverly Hills, CA 90210
(Agent for Steve Bocho)

By Email (Return Receipt Requested, Delivery Confirmation):

Gail Hershowitz: ghershowitz@gmail.com (Buyout Offer)

Shawn Raoufpour
Trans-Atlas Realty
Email: GoldCorporation@aol.com
(Agent for Mahnaz Zakhori and/or Assignees)