Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Elissa D. Miller (CA Bar No. 120029) emiller@sulmeyerlaw.com **Sulmeyer**Kupetz, A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, CA 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520 ☐ *Individual appearing without attorney* ☒ *Attorney for:* David M. Goodrich, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

In re: JON W. AND ANN PACK, Debtor(s).	CASE NO.: 2:15-BK-17388 SK CHAPTER: Chapter 7 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: November 9, 2016	**Time:** 9:00 a.m.
Location: Courtroom 1575, United States Bankruptcy Courthouse, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: October 26, 2016

Description of property to be sold:
Residential property located at *11426 Brett Pl., Unit 8, San Pedro, CA 90732) [APN 7445-005-020]*
Property is a condominium

Terms and conditions of sale:
Three Hundred and Thirty Two Thousand Dollars U.S. ($332,000.00), cash, with closing to occur 14 days after entry of order approving sale. Terms of sale set forth in purchase agreement attached to motion for sale on file with court. Sale to be "as is" and "where is" with no warranties or representations of any kind.

Proposed sale price: $332,000.00 cash, subject to overbid

Overbid procedure (*if any*): $10,200 deposit plus proof of funds to qualify; bidder must agree to terms of purchase agreement attached to motion; first overbid to be no less than $340,000, with subsequent overbids of no less than $5,000; deposit is non-refundable if bid is accepted and approved by Court; no contingencies

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

Hearing Date: November 9, 2016
Hearing Time: 9:00 a.m.
Location: Courtroom "1575", United States Bankruptcy Court
255 E Temple Street, Los Angeles, CA 90012

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

Elissa D. Miller, counsel to Trustee
SulmeyerKupetz, 333 S. Hope Street, 35th Floor, LA, CA 90071
Telephone: 213.626.2311
Email: emiller@sulmeyerlaw.com

Jan Neiman, broker for Trustee
Telephone: 818.516.3379
Email: Janneimanbroker@gmail.com

Date: October 19, 2016

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: 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 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*) October 19, 2016, 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:

Brandye N Foreman on behalf of Creditor HSBC Bank USA, N.A., as Trustee
cdcaecf@bdfgroup.com

David M Goodrich (TR)
GoodrichTrustee@sulmeyerlaw.com, c143@ecfcbis.com

Brenda Groschen on behalf of Creditor Ally Financial
brenda.groschen@ally.com

Edgar C Johnson on behalf of Debtor Jon W Pack
ej@vossjohnsonlaw.com, edgarcjohnson@gmail.com

Edgar C Johnson on behalf of Joint Debtor Ann Pack
ej@vossjohnsonlaw.com, edgarcjohnson@gmail.com

Donny P Le on behalf of Interested Party Courtesy NEF
donny.le@ftb.ca.gov

Elissa Miller on behalf of Trustee David M Goodrich (TR)
emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Marisol A Nagata on behalf of Creditor HSBC Bank USA, N.A., as Trustee
cdcaecf@bdfgroup.com

United States Trustee (LA)
ustpregion16.la.ecf@usdoj.gov

Darlene C Vigil on behalf of Interested Party Courtesy NEF
cdcaecf@bdfgroup.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) _____, 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*) October 19, 2016, 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.

The Honorable Sandra R. Klein
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1582
255 E. Temple Street
Los Angeles, CA 90012

☐ 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 19, 2016	Denise Walker	/s/Denise Walker
Date	*Printed Name*	*Signature*