

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Michael A. Cisneros, Attorney at Law SBN 105483 50 West Lemon Avenue Suite 12 Monrovia, CA 91016</p> <p>Tel. No. (626) 359-3692 Fax No. (626) 359-3728</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>Jacqueline W. Hyland</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:16-bk-14368ER CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 09/07/2016</p>	<p>Time: 10:00 am</p>
<p>Location: Courtroom "1568", 255 East Temple Street, 15th Floor, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 08/25/2016

Description of property to be sold:
Single Family Residence located at 11363 Berwick Street, Los Angeles, CA 90048 and legally described as "Lot 159 of Tract No. 7181 in the City of Los Angeles, County of Los Angeles, State of California, a Per map Recorded in Book 120, Page 79 of Maps, in the Office of the County Recorder of Los Angeles County." APN: 4365-016-012

Terms and conditions of sale:

The sales price for the Real Property is \$1,680,000.00, with \$504,000.00 down (of which \$50,400.00 having been deposited into escrow) and the balance of \$1,176,000.00 to be new financing obtained by the Buyers.

Proposed sale price: \$ 1,680,000.00

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 Notice

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

September 7, 2016
10:00 a.m.
Courtroom "1568"
255 East Temple Street
15th Floor
Los Angeles, CA 90012

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

Michael A. Cisneros, Attorney at Law
50 West Lemon Avenue
Suite 12
Monrovia, CA 91016
Tel. No.: (626) 359-3692

Theresa Hill
Keller Williams Calabasas
23975 Park Sorrento, Suite 110
Calabasas, CA 91302
(818) 251-0410

Date: 08/15/2016

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

1 **MICHAEL A. CISNEROS**

2 ATTORNEY AT LAW
3 50 WEST LEMON AVENUE
4 SUITE 12
5 MONROVIA, CALIFORNIA 91016
6 (626) 359-3692 FAX: (626) 359-3728

7 **Michael A. Cisneros, SBN 105483**
8 **mcisneros@mac.com**

9 Attorneys for Debtor-in-Possession

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11 **UNITED STATES BANKRUPTCY COURT**
12 **CENTRAL DISTRICT OF CALIFORNIA – Los Angeles District**

13 In re:

14 JACQUELINE W. HYLAND,

15 Debtors-in-Possession

Chapter 11

CASE NO. 2:16-bk-14368ER

**NOTICE OF HEARING ON DEBTOR'S
MOTION FOR ORDER AUTHORIZING
SALE OF REAL PROPERTY FREE AND
CLEAR OF LIENS.**

Date: September 7, 2016
Time: 10:00 a.m.
Place: Courtroom "1568"

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21 TO ALL CREDITORS AND OTHER PARTIES IN INTEREST:

22 PLEASE TAKE NOTICE that on September 7, 2016 at 10:00 a.m. in Courtroom "1568" of
23 the above-entitled court located at 255 E. Temple Street, in Los Angeles, California, Jacqueline W.
24 Hyland, the above-captioned debtor and debtor-in-possession (the "Debtor"), will and hereby
25 respectfully moves this Court, pursuant to 11 U.S.C. § 363(b), and Rule 6004(a) of the Federal Rules
26 of Bankruptcy Procedure, for an Order authorizing the Debtor to sell the real property located at
27 11363 Berwick Street, Los Angeles, California ("Real Property"), free and clear of liens (the
28 "Motion").

MICHAEL A. CISNEROS, Attorney at Law
50 WEST LEMON AVENUE, SUITE 12
MONROVIA, CALIFORNIA 91016
(626) 359-3692 FAX: (626) 359-3728

1 The Debtor received an offer to purchase the Real Property from Margaret Orenstein and
2 Todd Orensten (the "Purchasers") for \$1,680,000.00 (the "Purchase Price"). This Motion is brought
3 to authorize the sale of the Real Property to the Purchaser. Furthermore, the Debtor moves the Court
4 for an order authorizing the following overbid procedures: (1) any person interested in submitting an
5 overbid on the Real Property must attend the hearing on the Motion or be represented by an
6 individual with authority to participate in the overbid process; (2) an overbid will be defined as an
7 initial overbid of \$1,000.00 above the Purchase Price, with each additional bid in \$1,000.00
8 increments; (3) overbidders (except for the Purchaser) must bring to the hearing a deposit by way of
9 cashier's check made payable to "Michael A. Cisneros, Attorney at Law - Attorney Client Trust
10 Account," in the amount of \$20,000.00 (the "Deposit"); (4) overbidders must purchase the Real
11 Property on the same or better terms and conditions as the Purchaser; (5) the Deposit of the
12 successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of
13 the Asset within 7 days of entry of a final order confirming the sale; and (6) in the event the
14 successful overbidder cannot timely complete the purchase of the Assets, the Debtor shall be
15 authorized to proceed with the sale to the next highest overbidder.

16 PLEASE TAKE FURTHER NOTICE that this Motion is based upon this Notice of Motion
17 and the Motion itself and the Memorandum of Points and Authorities, the Declaration of Jacqueline
18 W. Hyland attached thereto and submitted in support thereof, filed concurrently herewith, the
19 pleadings and records on file in this case, and upon such other evidentiary matters as may be
20 presented to the Court regarding the Motion.

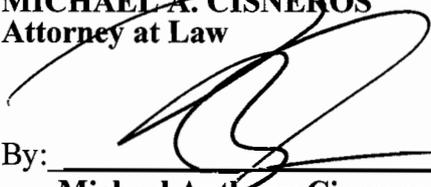
21 PLEASE TAKE FURTHER NOTICE that any opposition to the Motion must be in writing
22 and must be filed with the Clerk of the Bankruptcy Court and served upon counsel for the Debtor and
23 interested parties as required by applicable law at the address set forth in the upper left-hand corner of
24 the first page of Motion. A judge's copy of the opposition must be served on the judge in chambers
25 in accordance with Local Bankruptcy Rule 5005-2(d).

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1 PLEASE TAKE FURTHER NOTICE that failure to respond or to appear at the hearing on the
2 Motion may result in the Court granting the relief requested by the Motion.

3 Date: August 12, 2016

MICHAEL A. CISNEROS
Attorney at Law

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6 By: 
7 **Michael Anthony Cisneros**
8 Attorneys for Debtor-in-Possession
9 Jacqueline W. Hyland
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MICHAEL A. CISNEROS, Attorney at Law
50 WEST LEMON AVENUE, SUITE 12
MONROVIA, CALIFORNIA 91016
(626) 359-3692 FAX: (626) 359-3728

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:
50 West Lemon Avenue

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)* 08/15/2016, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 08/15/2016, 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.

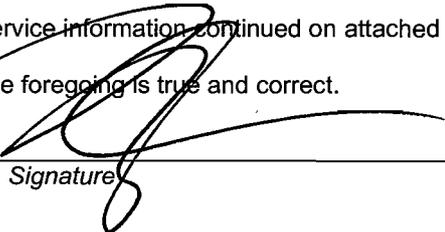
Service information continued on attached page

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)* _____, 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.

08/15/2016 Michael A. Cisneros
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.

In re:
Jacqueline W. Hyland

Debtor(s).

CHAPTER 11

CASE NUMBER 2:16-bk-14368ER

Served Via Notice of Electronic Filing:

United States Trustee (LA):

ustpregion16.la.ecf@usdoj.gov

Lewis R. Landau, Attornsy for Platinum Loan Servicing:

Lew@Landaunet.com

Ramesh Singh

claims@recoverycorp.com

Served Via United States Mail:

The Honorable Ernest Robles, United States Bankruptcy Judge, United States Bankruptcy Court, Central District of California, 255 East Temple Street, Suite 1560, Los Angeles, CA 90012

Lewis R. Landau, Attorney at Law, 22287 Mulholland Hwy., Suite 318, Calabasas, CA 91302

Nancie Apps, 7614 Rudnick Avenue, Canoga Park, CA 91304

Synchrony Bank, c/o Recovery Management Systems Corp., 25 SE 2nd Avenue, Suite 1120, Miami, FL 33131-1605

Platinum Loan Servicing, aka Marquee Funding, 24025 Park Sorrento, Suite 150, Calabasas, CA 91302

SBS Trust Deed Network, 31194 La Baya Drive, Suite 106, Westlake Village, CA 91362

Capital One, P.O. Box 30287, Salt Lake City, UT 84130-0287

L.A. Dept. of Water and Power, P.O. Box 51111, Los Angeles, CA 90051-0100

Time Warner Cable, P.O. Box 60074, City of Industry, CA 91716-0074

Verizon Wireless, Bankruptcy Administration, 500 Technology Drive, Suite 550, Weldon Spring, MO 63304