

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Edwin J. Rambuski SBN 109602 1401 Higuera Street San Luis Obispo, CA 93401 Tel.: (805) 546-8284 Fax: (805) 546-8489 Email: edwin@rambuskilaw.com</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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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

<p>In re: STEVEN ARTHUR MARTELL</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 9:10-bk-13598-PC CHAPTER: 12</p> <p align="center"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 10/28/2015</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> 1415 State Street, Courtroom 201, Santa Barbara, CA 93101</p>	

Type of Sale:  Public  Private      Last date to file objections: 10/14/2015

**Description of property to be sold:**  
Multi-family residence located at 1064 and 1068 Law Street, San Diego, California

**Terms and conditions of sale:**  
Escrow to close on or before November 5, 2015, all cash to the seller, not contingent upon the buyer obtaining a loan, and not contingent upon an appraisal

**Proposed sale price:** \$ 1,100,000.00

**Overbid procedure (if any):** None

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

October 28, 2015  
10 am  
1415 State Street, Courtroom 201  
Santa Barbara, CA 93101

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

Edwin J. Rambuski  
1401 Higuera Street  
San Luis Obispo, CA 93401  
Tel.: (805) 546-8284  
Fax: (805) 546-8489  
Email: edwin@rambuskilaw.com

Date: 10/06/2015

**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:

1401 Higuera Street  
San Luis Obispo, CA 93401

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) 10/06/2015, 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:  
Richard J Bauer - rbauer@mileslegal.com; Michael Daniels - BkECFnotifications@nationstarmail.com  
Kiana Khajeh - kkhajeh@mclaw.org; Gabriel Ozel - gozel@houser-law.com, dkunz@houser-law.com  
Kelly M Raftery - bknotice@mccarthyholthus.com, krafery@ecf.courtdrive.com; Casper J Rankin - ecfcacb@aldridgepите.com, CJR@ecf.inforuptcy.com  
Elizabeth (ND) F Rojas (TR) - cacb\_ecf\_nd@ch13wla.com; Eric J Testan - etestan@frankel-tennant.com  
United States Trustee (ND) - ustpregion16.nd.ecf@usdoj.gov  
Perry W Wade - perry.w.wade@gf-cs.com  Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**  
On (date) 10/06/2015, 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.

Judge Peter H. Carroll  
U.S. Bankruptcy Court  
1415 State Street  
Santa Barbara, CA 93101

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.

10/06/2015      Marissa Rowland        
Date                      Printed Name                      Signature