Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
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 ☐ *Individual appearing without attorney* ☒ *Attorney for:* Debtor	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION

In re: STEVEN ARTHUR MARTELL Debtor(s).	CASE NO.: 9:10-bk-13598-PC CHAPTER: 12 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 11/18/2015	**Time:** 10:00 am
Location: 1415 State Street, Courtroom 201, Santa Barbara, CA 93101	

Type of Sale: ☐ Public ☒ Private **Last date to file objections**: 11/04/2015

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 25, 2015, all cash to the seller, any financing contingency to be removed before October 28, 2015, and not contingent upon an appraisal.

Proposed sale price: $ 1,000,000.00

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:

November 18, 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: 10/23/2015

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*) 10/23/2015, 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, kraftery@ecf.courtdrive.com; Casper J Rankin - ecfcacb@aldridgepite.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@gt-cs.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 10/23/2015, 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.

10/23/2015	Marissa Rowland	
Date	*Printed Name*	*Signature*