

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  CRAIG MARGULIES (State Bar No. 185925) MEGHANN TRIPLETT (State Bar No. 268005) MARGULIES FAITH LLP 16030 Ventura Blvd., Suite 470 Encino California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777 Email: Craig@MarguliesFaithlaw.com Email: Meghann@MarguliesFaithlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeremy W. Faith, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re: CHRISTOPHER A. CLEMENS AND LANETTE KAY LOEKS,          Debtor(s).	CASE NO.: 9:11-bk-14693-RR CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 04/30/2013	<b>Time:</b> 10:00 am
<b>Location:</b> United States Bankruptcy Court, Courtroom 201, 1415 State Street, Santa Barbara, CA 93101	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/16/2013

**Description of property to be sold:** Real Property located at 104 Chapala Street and 28 W. Mason Street, Santa Barbara, California 93101 (aka 104 - 106 Chapala Street)

**Terms and conditions of sale:** The Trustee will sell the property free and clear of all liens, claim, interests and encumbrances, without overbid.

**Proposed sale price:** \$ 2,015,000.00

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): None

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

April 30, 2013 at 10:00 am

United States Bankruptcy Court

Courtroom 201

1415 State Street

Santa Barbara, CA 93101

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

Craig G. Margulies, Esq.

MARGULIES FAITH, LLP

16030 Ventura Blvd., Suite 470

Encino, CA 91436

Telephone: (818) 705-2777

Facsimile: (818) 705-3777

E-mail: Craig@MarguliesFaithLaw.com

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Date: 04/1/13

## 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:  
16030 Ventura Blvd., Suite 470, Encino, CA 91436

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)* 04/1/13, 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)* 04/1/2013, 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.

Honorable Robin L. Riblet, 1415 State Street, Suite 103, 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)* 04/1/2013, 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.

Seller's Broker: Steve Golis, Radius Group Commercial Real Estate, Inc., Email: SGolis@radiusgroup.com

Buyers' Broker: SiBelle Tareal, Prudential California Realty, Email: sibelle@sibellehomes.com

Buyers' Attorney : Karen L. Grant, Email: kgrant@silcom.com

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.

04/1/2013  
Date

Staci McFadden  
Printed Name

/s/ Staci McFadden  
Signature

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

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