

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Ivan L. Kallick [CA Bar No. 097649] ikallick@manatt.com Ileana M. Hernandez [CA Bar No. 198906] ihernandez@manatt.com Manatt, Phelps &amp; Phillips, LLP 11355 West Olympic Boulevard Los Angeles, California 90064</p> <p>Telephone: 310-312-4000 Telecopy: 310-312-4224</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Howard Grobstein</p>	<p>FOR COURT USE ONLY</p>
--	---------------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re:</p> <p>Abel Solorzano and Irma Solorzano,</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 6:13-bk-22713-MH CHAPTER: 7</p> <p align="center"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
---	---

<p><b>Sale Date:</b> 03/12/2014</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> US Bankruptcy Court, 3420 Twelfth Street, Courtroom 303, Riverside, CA 92501</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 02/26/2014

**Description of property to be sold:**

The Trustee's right, title and interest in and to the real property and improvements commonly known as: 3659 6th Avenue, Los Angeles, CA 90018. This is a multi-unit residential building.

**Terms and conditions of sale:**

All cash payable to the Trustee, no contingencies, closing within 30 days of court approval, sale is "as is" and "where is". Sale is free and clear of all liens, with non-disputed liens to be paid through escrow. See Sale Motion.

**Proposed sale price:** \$ 390,000.00

---

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):** Overbids accepted at hearing. Overbidders must pre-qualify with a cashier's check payable to Trustee in an amount not less than 10% of overbid price and proof of immediately available funds to close. Over bids must accept all terms of current offer. First over bid to be \$415,000, and then in \$5,000 increments. See Sale Motion.

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

Date: March 12, 2014  
Time: 11:00 a.m.  
Place: Courtroom 303 -- Judge Houle  
United States Bankruptcy Court, Riverside Division  
3420 Twelfth Street, Third Floor  
Riverside, California 92501

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

Philip Seymour  
The Seymour Group / Elite Properties Realty  
148 South Beverly Drive  
Beverly Hills, California 90212  
Telephone: 310-271-4040, Extension 130  
Telecopy: 310-271-4185  
E-mail: phil@theseymourgroup.net  
phil@eliteproperty.com

Date: 02/12/2014

### 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:  
11355 West Olympic Boulevard, Los Angeles, California 90064

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Property (3659 6<sup>th</sup> Avenue, Los Angeles, CA 90018)** 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*) 2/12/14, 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:

- Howard B. Grobstein            hbgtrustee@gtfas.com; C135@ecfbis.com
- United States Trustee (RS)    ustpreion16.rs.ecf@usdoj.gov
- Ivan L. Kallick                ikallick@manatt.com
- Ileana M. Hernandez        ihernandez@manatt.com
- Alan F. Broidy                alan@broidylaw.com
- Dennis McGoldrick         dmcgoldricklaw@yahoo.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 2/12/14, 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*) 2/12/14, 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.

Honorable Mark M. Houle U.S. Bankruptcy Court 3420 Twelfth Street, Suite 365 Riverside, California 92501-3819 <i>Via Overnight Mail</i>	Clerk United States Bankruptcy Court, Riverside Division 3420 Twelfth Street Riverside, CA 92501 <i>Via Overnight Mail</i>
---	---

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.

<u>2/12/2014</u> <i>Date</i>	<u>Jane Molina-Juarez</u> <i>Printed Name</i>	<u>/s/ Jane Molina-Juarez</u> <i>Signature</i>
---------------------------------	--	---