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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re:
TITAN ROMMEL LEARD,

CASE NO.: 8:09-bk-15001-CB

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 11/27/12

Time: 2:30 p.m.

Location: Courtroom 5D; Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701

Type of Sale: Public Private Last date to file objections:
11/13/12

Description of Property to be Sold: 115 E. Canada, San Clemente, California

Assessor's Parcel No: 057-154-25

Terms and Conditions of Sale: Free and clear of all liens, claims, and interests; Subject to overbids;

Minimum overbid amount is \$480,000; Deposit of \$15,000 - refundable only if not the successful bidder;

Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion;

"As is, where is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, termination fee;

The minimum bidding increment during the Auction shall be \$5,000;

Proposed Sale Price: \$470,000

Overbid Procedure (If Any): Overbid to be received no later than the conclusion of the auction, if any, on 11/27/12 at 2:30 p.m.

Trustee has sole discretion to determine whether a party is a qualified bidder.

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Judith Marshack
jmarshack@marshackhays.com
[see address above]

Date: 11/1/12

In re TITAN ROMMEL LEARD, Debtor(s).	CHAPTER: 7 CASE NO.: 8:09-bk-15001-CB
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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:
870 Roosevelt Avenue, Irvine, CA 92620

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 11/2/12 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On _____ I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 11/2/12 I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Catherine E. Bauer – via personal delivery
U.S. Bankruptcy Court
411 W. Fourth Street, Suite 5-097

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

11/2/12 Pamela Kraus /s/ Pamela Kraus
Date *Type Name* *Signature*

Notice of Sale of Estate Property

In re TITAN ROMMEL LEARD,	Debtor(s).	CHAPTER: 7 CASE NO.: 8:09-bk-15001-CB
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ADDITIONAL SERVICE INFORMATION (if needed):

- Mark D Estle mdestle@estlelaw.com
- Jose A Garcia ecfcacb@piteduncan.com
- D Edward Hays ehays@marshackhays.com, ecfmarshackhays@gmail.com
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