

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Michael R. Totaro 102229 Totaro & Shanahan P.O. Box 789 Pacific Palisades, CS 90272 (310) 573-0376 (v) (310) 496-1260 (f) tsecfpacer@aol.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: debtors</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>James Harry Salamon Jeanne Fixler Salamon,</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 8:12-bk-17145-ES CHAPTER: 11</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/09/2013</p>	<p>Time: 10:30 am</p>
<p>Location: 411 W. Fourth St., Ctrm 5A, Santa Ana, CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 04/05/2013

Description of property to be sold:

13 unit Apartment building located at 1213 Gordon St., Los Angeles, CA 90038

Terms and conditions of sale:

"As is, where is"; free and clear of all liens, encumbrances and interest

Proposed sale price: \$ 1,274,000.00

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):

No overbid as the property has been aggressively marketed and all other market price offers were withdrawn after inspections, therefore Debtors business judgment there are no other likely alternative purchasers

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

April 9, 2013
10:30 am
Ctrm 5A
411 W. Fourth St
Santa Ana, CA 92701

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

Michael R. Totaro
Totaro & Shanahan
P.O. Box 789
Pacific Palisades, CA 90272
(310) 573-0276 (v)
(310) 496-1260 (c)
tsecfpacer@aol.com

Date: 03/21/2013

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:
P.O. Box 789, Pacific Palisades, CA 90272

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)* 03/21/2013, 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)* 03/21/2013, 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.

Hon. Erithe Smith, United States Bankruptcy Judge, 411 W. Fourth St., Ctrm 5A, Santa Ana, CA 92701

James and Jeanne Salamon, PO Box 480762, Los Angeles, CA 90048

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.

03/21/2013
Date

Michael R. Totaro
Printed Name

/s/ Michael R. Totaro
Signature

1. B y Nef

- Steven L. Bergh sbergh@pnbd.com
- Steve Burnell sburnell@frankel-tenant.com
- Aaron De Leest aed@dgdk.com, DanningGill@gmail.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Robert S Lampl advocate45@aol.com
- Ann G Lee alee@grahamvaagelaw.com
- Mark J Markus bklawr@bklaw.com, markjmarkus@gmail.com
- Kathy Bazoian Phelps kphelps@diamondmccarthy.com
- Martin W. Phillips marty.phillips@att.net
- Benjamin G Ramm , bgr.basta@gmail.com
- Benjamin G Ramm BRamm@wrightmcgurk.com, bgr.basta@gmail.com
- Charles Shamash cs@locs.com, generalbox@locs.com
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- Jaime K Shean efilings@amlegalgroup.com
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- Brad T Summers tsummers@balljanik.com, akimmel@balljanik.com
- Douglas G Tennant dtennant@frankel-tenant.com
- Eric J Testan etestan@frankel-tenant.com
- Michael D Testan mtestan@frankel-tenant.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Katherine S Walker bnc@amslca.com, vaguirre@amslca.com
- Michael M Wintringer mike@sgsslaw.com
-

2. by Mail

American Express Centurion Bank

c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

ANDREW FRIEDMAN

124 N LA BREA AVESUITE C
LOS ANGELES CA 90036

APRIA HEALTHCARE

PO BOX 31001-1157
PASADENA CA 91110

BENJAMIN KISS

1901 AVENUE OF THE STARS STE 1020
LOS ANGELES CA 90067

CITICORP CREDIT SERVICES

ATTN BANKRTUPTCY
PO BOX 20507

KANSAS CIY MO 64195

City of Los Angeles, Office of Finance

Los Angeles City Attorney's Office
Attn Wendy Loo
200 N Main St Ste 920
Los Angeles CA 90012

DAHLI PAVON

Law office of MARK SALTZMAN
18321 Ventura Blvd Ste 530
Tarzana CA 91358

Department of Water and Power

City of Los Angeles
Attn: Bankruptcy
PO Box 51111
Los Angeles, CA 90051-5700

DWP

PO BOX 51111
LOS ANGELES CA 90051

Fair Housing Counsel of San Fernando Valley

c/o Margaret Elder
17011 Beach Blvd #900
Huntington Beach, CA 92647

FARMERS INSURANCE CO

AZAR KHAZIN
13949 VENTURA BLVD
SHERMAN OAKS CA 91423

**FRANK MCHUGH-O'DONOVAN
FOUNDATION I**

C/O CHARLES DUNN REAL ESTATE SERV
800 W SIXTH ST 6TH FL
LOS ANGELES, CA 90017

Frank McHugh-O'Donovan Foundation, Inc.

C/O FCI Lender Services, Inc.
P.O. Box 27370
Anaheim Hills, California 92809-0112

**FRANK MCHUGH-ODONOVAN FOUNDATION
I**

C/O CHARLES DUNN REAL ESTATE SERV
800 W SIXTH ST 6TH FL
LOS ANGELES CA 90017

GE Capital Retail Bank

c/o Recovery Management Systems Corp
25 SE 2nd Ave Suite 1120
Miami FL 33131-1605

GEMB/GAP

PO BOX 981400
EL PASO TX 79998

HSBC/SAKS

140 W INDUSTRIAL DR
ELMHURST IL 60126

INTERNAL REVENUE SERVICE

PO BOX 7346
PHILADELPHIA, PA 19101-7346

JP MORGAN CHASE BANK NA

CHASE RECORDS CENTER
MAIL CODE LA4-5555
700 KANSAS LN
MONROE LA 71203

LAW OFFICES OF DENNIS BERRY

250 E EASY ST 1
SIMI VALLEY CA 93065

KEOSIAN LAW GROUP

16530 VENTURA BLVD. #550
ENCINO, CA 91435

MARGRET ELDER

17011 BEACH BLVD 900
HUNTINGTON BEACH CA 92647

Mass Markets Credit & Collections

The Gas Co
PO Box 30337
Los Angeles CA 90030-0337

MAYA KAHANER

C/O MATHON AND ROSENSWEIG
9300 WILSHIRE BLVD 300
BEVERLY HILLS CA 90272

NCO FINANCIAL SERVICES INC

2920 PROPSECT PARK DR
RANCHO CORDOVA CA 95670

NORDSTROM FSB
P.O. BOX 6566
ENGLEWOOD, CO 80195

NORTH SHORE UNIVERSITY HOSPITAL
PO BOX 4318
MANHASSET NY 11030

PETER J MASTAN
TRUSTEE OF DAVID BEHREND
550 S HOPE ST 825
LOS ANGELES CA 90071

PROFESSIONAL CLAIMS BUREAU
PO BOX 9060
HICKSVILLE NY 11802

TOYOTA MOTOR CREDIT CORP
ASSET PROTECTION DEPT. WF21
P.O. BOX 2958
TORRANCE, CA 90509