

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ROBERT E. OPERA -- State Bar No. 101182 ropera@winthropcouchot.com PETER W. LIANIDES – State Bar No. 160517 plianides@ winthropcouchot.com WINTHROP COUCHOT PROFESSIONAL CORPORATION 660 Newport Center Drive, Fourth Floor Newport Beach, CA 92660 Telephone: (949) 720-4100 Facsimile: (949) 720-4111</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, American Spectrum Realty Inc.</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re:</p> <p>AMERICAN SPECTRUM REALTY, INC.,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:15-bk-10721-SC CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 03/31/2016</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom 5C, United States Courthouse, 411 West 4th Street Santa Ana, CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 03/17/2016

Description of property to be sold:

Approximately 2.99 acres of vacant land located at 461 Ocean View Avenue, Encinitas, California 92024, in the County of San Diego (“Encinitas Property”). Purchase price is \$895,000. Purchaser is Torrey Pines Development Group LLC. Escrow has been opened with Chicago Title Company.

Terms and conditions of sale:

A copy of the Standard Offer, Agreement and escrow instructions for Purchase of Real Estate (Vacant Land) (“Sale Agreement”), is attached to the Issa Declaration.

Proposed sale price: \$ 895,000.00

Overbid procedure (if any):

The Debtor and ASDP already received bids and selected a purchaser. Lee & Associates marketed the Encinitas Property. ASDP received four (4) offers ranging from \$500,000 to \$895,000.

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

DATE: March 31, 2016

TIME: 11:00 a.m.

PLACE: Courtroom 5C

Ronald Reagan Federal Building

and United States Courthouse

411 West 4th Street

Santa Ana, CA 92701

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

J. Michael Issa

missa@glassratner.com

GlassRatner Advisory &

Capital Group LLC

19800 MacArthur Blvd.

Suite 820

Irvine, CA 92612

Direct: 949.407.6620

Date: 03/10/2016

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:
660 Newport Center Dr., Suite 400, Newport Beach, CA 92660

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)* 03/10/2016, 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)* _____, 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)* 03/10/2016, 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.

Via Attorney Service - Bin by 5th Floor elevators
Honorable Scott C. Clarkson
Ronald Reagan Federal Bldg.
411 W. Fourth St., Suite 5130, Santa Ana, CA 92701

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.

03/10/2016
Date

Roberta Chavez
Printed Name

/s/ Roberta Chavez
Signature