

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: KATHLEEN BORTOLETE, Debtor(s).	CASE NO.: 1:16-bk-12042-MT CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 12/14/2016	Time: 11:00 am
Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** 11/30/2016

Description of property to be sold:

Residential real property commonly known as 120134 Leadwell Street, Unit 131, Los Angeles (Winnetka), California 91306-4926, identified as Los Angeles County Assessor's Parcel No. 2114-018-046 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$235,000.00

Proposed sale price: \$ 235,000.00

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): see attached

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

Date & Time: December 14, 2016 at 11:00 am

Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

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

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 11/23/2016

OVERBID PROCEDURE

Trustee proposes the following overbid procedure be used at the hearing (the "Hearing") for the purpose of considering bids and seeks the Court's approval of the overbid procedure:

A. Each potential bidder (other than proposed buyer) in order to qualify as a bidder at the Hearing, shall

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Twelve Thousand Dollars (\$12,000.00) (the "Earnest Money Deposit"), which represents three percent (3%) of the sales price of \$235,000.00 (the "Sales Price") plus the initial \$5,000.00 overbid, made payable to "Encore Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the agreement that is attached as Exhibit A to the sale motion including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale with no contingencies;

(3) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before December 30, 2016, and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court;

(4) agree to increase the Earnest Money Deposit to ten percent (10%) of the successful bid amount and deposit such increased Earnest Money Deposit into the sale escrow (the "Sale Escrow") no later than one day after the Hearing, i.e., December 15, 2016; and

(5) attend the Hearing to participate in the overbidding; and

B. The initial overbid shall be a total of \$240,000.00, i.e., \$5,000.00 more than the Sales Price of \$235,000.00, and all additional overbids must be made in minimum increments of \$5,000.00 over the last stated overbid made on the record.

If the highest bidder (the "Highest Bidder") fails to close the Sale Escrow on or before December 30, 2016, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property within ten business days of written notification, transmitted via facsimile and/or e-mail, of Highest Bidder's default.

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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

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) 11/23/2016, 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:

United States Trustee: United States Trustee (SV), ustpreion16.wh.ecf@usdoj.gov
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com
Debtor's Counsel: Daniel King, dking@TheGenesisLaw.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 11/23/2016, 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.

Debtor: Kathleen Bortolete, 20134 Leadwell St., Unit 131, Winnetka, CA 91306
Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302
Trustee's CPA: Sam Leslie, CPA, LEA Accountancy, LLP, 3435 Wilshire Blvd, Suite 990, Los Angeles, CA 90010
U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017
Judge: The Honorable Maureen Tighe, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 324, Woodland Hills, CA 91367

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) 11/23/2016, 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.

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.

11/23/2016
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Supplemental Service List for Notice

Title:

**Michelle Pasual
First American Title Company
655 North Central Ave., 8th FL
Glendale, CA 91203**

Escrow:

**Jenica Pivnik
Encore Escrow
23901 Calabasas Road, #1033
Calabasas, CA 91302**

Buyer:

**Cecilia Lopez & Maria Flores
4521 Westchester Dr.
Woodland Hills, CA 91367**

Buyers' Broker:

**Pablo Cornejo
RE/Max Registry
41637 Margarita Rd., Suite 102
Temecula, CA 92591**

Interested Parties:

**Rahuman Mohammed Hamza
Rodeo Realty, Inc.
21031 Ventura Blvd., #100
Woodland Hills, CA 91367**

**Syed A. Ali & Zahra Ali
23530 Friar Street
Woodland Hills, CA 91367**