

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Nancy Hoffmeier Zamora (SBN 137326) 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	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: ORLANDO RUTA FABRICANTE Debtor(s).	CASE NO.: 1:10-24932-MT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/10/12	Time: 11:00 a.m.
Location: U.S. Bankruptcy Court, Courtroom 302, 20141 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private Last date to file objections: 9/26/12

Description of Property to be Sold: undeveloped parcel of real property near Needles, California.
San Bernardino County assessor's parcel no. 0659-221-34

Terms and Conditions of Sale: as-is, where-is, free and clear of liens, all cash sales price of \$20,000.00,
subject to overbid

Proposed Sale Price: \$20,000.00.

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:

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

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

Date: 9/13/12

OVERBID PROCEDURE

i. Each potential bidder (other than Needles Buyer as defined in sale motion filed with the Bankruptcy Court [docket entry 154]) in order to qualify as a bidder at the hearing (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of One Thousand Dollars (\$1,000.00) (the "Earnest Money Deposit") made payable to Encore Escrow or Cash. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder; a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Needles Buyer generally described in the sale motion and specifically contained in the agreement attached to the sale motion;

(2) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within seven (7) days after entry of the sale order approving sale of the Lancaster real property to the highest bidder, 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; and

(3) attend the Hearing; and

ii. The initial overbid shall be a total of \$21,000.00, i.e., \$1,000.00 more than the sales price of \$20,000.00, and all additional overbids must be made in minimum increments of \$500.00.

If the highest bidder fails to close the sale escrow within twenty (20) days of entry of the sale order, 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.

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 (*specify*):

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 September 13, 2012, 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 (SV), ustpreion16.wh.ecf@usdoj.gov; Nancy J. Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com; Katherine Bunker, kate.bunker@usdoj.gov; Todd S. Garan ecfcacb@piteduncan.com; Don. E. Lanson, dlanson@manfredilevine.com; Steven M. Lawrence, generalmail@aswlawoffice.com, slawrence@alvaradoca.com, vaguirre@alvaradoca.com; Scott H. Noskin, snoskin@mbnlawyers.com, amcdow@mbnlawyers.com; aacosta@mbnlawyer.com; Henry D. Paloci, hpaloci@hotmail.com, hpaloci@thegreenlawgroup.com, Rich@thegreenlawgroup.com; John M. Sorich, generalmail@aswlawoffice.com, kbemal@alvaradoca.com; Linh K. Tran, blinc.chapter13@blinellc.com; Carlos O. Reyes, CarLaw2048@gmail.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On September 13, 2012, 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: Orlando Ruta Fabricante, 11418 Oakford Lane, Porter Ranch, CA 91326
Debtor's Spouse: Corazon Fabricante, 11418 Oakford Lane, Porter Ranch, CA 91326
Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302
Jenica Pivnik, Encore Escrow, 23901 Calabasas Road, #1033, Calabasas, CA 91302
Scott M. Cooley, c/o Cameron Baker, Lee & Associates, 14369 Park Avenue, Suite 200, Victorville, CA 92392
John Jason Chun, P.O. Box 7249, Newport Beach, CA 92658
Steven and Sherri Phillips, 24241 Rhona Drive, Laguna Niguel, CA 92677
Jill Culver, Fidelity National Title Company, 6060 Sepulveda Boulevard, Suite 100, Van Nuys, CA 91411
The Honorable Maureen Tighe, U.S. Bankruptcy Court, SFV Division, 21041 Burbank Boulevard, Suite 354, 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 September 13, 2012, 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.

September 13, 2012
Date

Cynthia Casas
Printed Name

Cynthia Casas
Signature