



**Overbid procedure (if any):** Cash or cashier's check for deposit of \$6,000. Any initial overbid must be for at least \$160,000. Subsequent bids must be in increments of not less than \$1,000. To qualify purchaser must satisfy trustee with evidence of funds to close at purchase price. Trustee may accept back-up offers at time of sale.

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

Same as sale -- May 22, 2013 at 11:00 a.m. Courtroom 302, 21041 Burbank Blvd., Woodland Hills CA 91367.

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

DANIEL H. GILL  
EZRA BRUTZKUS GUBNER LLP  
21650 Oxnard Street, Suite 500  
Woodland Hills, CA 91367  
Telephone: (818) 827-9000  
Facsimile: (818) 827-9099  
Email: dgill@ebg-law.com

Date: 05/01/2013

## 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: 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367

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 **May 1, 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:

- **United States Trustee (SV)** - ustpreion16.wh.ecf@usdoj.gov
- **Diane Weil (TR)** - dcw@dcweillaw.com, dweil@ecf.epiqsystems.com
- **Jeffrey N. Wishman** - jeffreywishman@aol.com, bwlecf@gmail.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **May 1, 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.

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 \_\_\_\_\_, 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.

May 1, 2013

NIKOLA A. FIELDS

/s/ Nikola A. Fields

Date

Printed Name

Signature

1 **2. SERVED BY UNITED STATES MAIL**

2 Honorable Maureen A. Tighe  
3 United States Bankruptcy Court  
4 San Fernando Valley Division  
5 21041 Burbank Blvd., Suite 325  
6 Woodland Hills, CA 91367

7 Real Estate Broker  
8 William Friedman  
9 Coldwell Banker  
10 8840 South Sepulveda Blvd.  
11 Los Angeles, CA 90045

12 Real Estate Broker  
13 Michelle Keck  
14 3599 Lake Tahoe Blvd Suite A  
15 South Lake Tahoe, CA 96150

Debtor  
Joel Jay Tator  
11909 Weddington, #301  
Valley Village, CA 91607-2893

Michael McManus  
Vera McManus  
18815 Kirkcolm Lane  
Northridge, CA 91326

Buyers  
David Washburn and Sean McDonald  
P.O.Box 2737  
Stateline, NV 89448

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