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Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
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jbagdanov@ebg-law.com	
Individual appearing without attorney	
Attorney for: David Seror, Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re:	CASE NO.: 1:12-bk-10231-MT
OWNER MANAGEMENT SERVICE, LLC,	CHAPTER: 7
	NOTICE OF SALE OF ESTATE PROPERTY
5.1. ()	
Debtor(s).	
Sale Date: 07/22/2015	Time: 11:00 am
Location: Courtroom 302, United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	
Type of Sale: Private Last date to file objections: 07/08/2015	
Description of property to be sold: 515 N. Willowsprings Drive, Encinitas, California 92024	
APN: 257-282-28-00	
74 14. 207 202 20 00	
Terms and conditions of sale:	
The Sale is on an "as is, where is" basis without any representations and/or warranties, free and clear of all liens, claims,	
interests, and encumbrances.	
Durance declaration & 744,000,00	
Proposed sale price: <u>\$ 711,000.00</u>	

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Overbid procedure (if any): Initial minimum overbid \$720,000, subsequent overbid increments \$5,000

Must present initial offer to Trustee no later than 2 business days prior to hearing on Motion, with deposit of \$21,330 and proof of financial eligibility. Notice via email to rburstein@ebg-law.com and jbagdanov@ebg-law.com

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

July 22, 2015 at 11:00 a.m. in Courtroom 302 of the United States Bankruptcy Court, 21041 Burbank Blvd. Woodland Hills, CA 91367

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

David Seror, Chapter 7 Trustee, Ezra Brutzkus Gubner LLP, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367; Telephone: 818.827.9000; Facsimile: 818.827.9099 Email: dseror@ebg-law.com;

Richard D. Burstein and Jessica L. Bagdanov, Ezra Brutzkus Gubner LLP, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367; Telephone: 818.827.9000; Facsimile: 818.827.9099 Email: rburstein@ebg-law.com; jbagdanov@ebg-law.com

Date: 06/25/2015