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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address EDWARD M. WOLKOWITZ (SBN 68298) LINDSEY L. SMITH (SBN 265401) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: emw@lnbyb.com; lls@lnbyb.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nancy Zamora, Ch. 7 Trustee | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

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| In re: MARK J. LEONARDO, Debtor(s). | CASE NO.: 1:12-bk-15667-MB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |
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| Sale Date: 10/14/2015 | Time: 11:00 am |
| Location: Courtroom 303, 21041 Burbank Blvd, Woodland Hills, California | |

Type of Sale: Public Private **Last date to file objections:** 09/30/2015

Description of property to be sold: Single family home located at 784 Latigo Canyon Road, Malibu, California, APN 4464-013-036

Terms and conditions of sale: Property purchased "as-is" without any representations or warranties of any kind. See Exhibit 1 hereto for more details.

Proposed sale price: \$ 925,000.00

Overbid procedure (if any): See attached Exhibit 1

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

October 15, 2015 at 11:00 am in Courtroom 303 located at 21041 Burbank Blvd, Woodland Hills, California.

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

Lindsey L. Smith
Levene, Neale, Bender, Yoo & Brill L.L.P.
10250 Constellation Blvd., Suite 1700
Los Angeles, California 90067
Tele: 310-229-1234
Fax: 310-229-1244
E-mail: LLS@LNBYB.COM

Date: 09/23/2015

EXHIBIT 1

- Purchaser: Norman Risley (“Purchaser”);
- Purchase Price: \$925,000 (“Purchase Price”);
- Condition of Property: Property purchased “as-is” without any representations or warranties of any kind;
- Realtor’s Commissions: Four percent (4%).
- Overbid Procedures: (1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$10,000 above the Purchase Price, with each additional bid in \$10,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee’s counsel by way of cashier’s check made payable to “Encore Escrow Company, Inc.,” in the amount of \$187,000 (the “Deposit”) at least two business days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchaser; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property on or before October 19, 2015 unless Ocwen does not approve the successful overbidder as a purchaser of the Property as required by the Short Sale Agreement that is specific to Purchaser; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

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 10250 Constellation Boulevard, Suite 1700, Los Angeles, California 90067.

A true and correct copy of the foregoing documents described as **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”) – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On September 23, 2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Steven R Fox on behalf of Debtor Mark Joseph Leonardo
emails@foxlaw.com

Lindsey L Smith on behalf of Trustee Nancy J Zamora (TR)
lls@lnbyb.com, lls@ecf.inforuptcy.com

Joon W Song on behalf of Creditor c/o Joon Song, Esq. Wilshire State Bank
jsong@thesonglawgroup.com

Joon W Song on behalf of Interested Party Courtesy NEF
jsong@thesonglawgroup.com

United States Trustee (SV)
ustpregion16.wh.ecf@usdoj.gov

Gagan G Vaideeswaran on behalf of Interested Party Courtesy NEF
ecfcacb@aldridgepите.com, GGV@ecf.inforuptcy.com;gvaideeswaran@aldridgepите.com

Nancy J Zamora (TR)
zamora3@aol.com, nzamora@ecf.epiqsystems.com

2. SERVED BY UNITED STATES MAIL:

On September 23, 2015, 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.

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| <p>Debtor Mark Joseph Leonardo 25019 Pacific Coast Highway Malibu, CA 90265</p> | <p>U.S. Trustee United States Trustee (SV) 915 Wilshire Blvd, Suite 1850 Los Angeles, CA 91007</p> | <p>Chambers Copy Hon. Martin R. Barash United States Bankruptcy Court 21041 Burbank Boulevard Chambers 342 Woodland Hills, CA 91367</p> |
| <p>Counsel for Ocwen Loan Servicing Leslie M. Klott, Esq. Law Offices of Les Zieve 30 Corporate Park, Suite 450 Irvine, CA 92606</p> | <p>Buyer Norman Risley PO Box 741 Absecon, NJ 08201</p> | <p>Deutsche Bank National Trust Company c/o Homeward Residential Inc. 1525 S. Beltline Road Coppell, TX 75019</p> |

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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| Ocwen Loan Servicing, LLC c/o Corporation Service Company 2710 Gateway Oaks Dr # 150 Sacramento, CA 95833 | Ocwen Loan Servicing, LLC 1661 Worthington Road, Ste. 100 West Palm Beach, FL 33409 | Megan Hofferth c/o Raiskin & Revitz 2049 Century Park East, Ste 3110 Los Angeles, CA 90067 |
| Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346 | Los Angeles County Treasurer and Tax Collector PO Box 54110 Los Angeles, CA 90054 | |

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 23, 2015, 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.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

September 23, 2015
Date

John Berwick
Type Name

/s/ John Berwick
Signature