Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
Brad D. Krasnoff, State Bar No. 125065
Scott Lee, State Bar No. 204564
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FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re:
FIRST EVANGELICAL LUTHERAN CHURCH OF SAN FERNANDO,

Debtor(s).

CASE NO.:
1:12-bk-16043-MT

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 11, 2013	**Time:** 11:00 a.m.
Location: 21041 Burbank Blvd., Ctrm. 302, Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 08/28/13

Description of Property to be Sold: The estate's rights, title and interests, if any, in (a) a certain parcel of commercial real property (i.e., a church building) located at 755-777 North Maclay Avenue, San Fernando, California 91340 and (b) all items of personal property including all furniture, computers, school bus, ATV, and other belongings with exception of school records located therein (collectively, "Subject Property").

Terms and Conditions of Sale: The sale will be on an "as is" and "where is" basis without any representations and/or warranties whatsoever subject to Bankruptcy Court approval and overbid.

Proposed Sale Price: $2,450,000 subject to overbid.

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: See Above.

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

Brad D. Krasnoff, Esq. or Scott Lee, Esq.
Lewis Brisbois Bisgaard & Smith LLP
221 N. Figueroa Street, Suite 1200
Los Angeles, CA 90012
Tel (213) 250-1800 Fax (213) 250-7900

Date: August 21, 2013

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Frigger Associates Ltd., or assignee, and Jim and Lisa Miles, Husband and Wife, As Joint Tenants, or assignee (collectively, "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (including the Buyer) must remit at or prior to the hearing on the Motion a deposit in the form of a cashier's check or money order made payable to the Trustee in the amount of fifty thousand dollars ($50,000.00). The $50,000.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property according to the terms set forth herein;

c. The bidding for the Subject Property shall begin at $2,500,000.00 with overbids being made in minimal increments of $10,000.00;

d. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid;

e. Real estate brokers may participate in the overbid process as potential buyers of the Subject Property. Moreover, in the event that the successful bidder is a real estate broker, he/she/it shall not be precluded from sharing in the brokers' commissions for the Subject Property; and

f. The successful bidder (including the Buyer) must pay the full amount of the successful bid to the Trustee and close escrow no later than the first business day after fourteen (14) calendar days following the entry of an order granting the Motion. In the event that the Buyer is not the successful bidder of the Subject Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents and shall waive all contingencies regarding the purchase of the Subject Property. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.

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In re FIRST EVANGELICAL LUTHERAN CHURCH OF SAN FERNANDO, Debtor(s).	CHAPTER: 7 CASE NO.: 1:12-bk-16043-MT

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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: 221 N. Figueroa Street, Suite 1200, Los Angeles, CA 90012.

A true and correct copy of the foregoing document 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 August 21, 2013 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 addressed indicated below:
Office of the U.S. Trustee (SV): ustpregion16.wh.ecf@usdoj.gov
David R. Hagen, Trustee: drh@forbankruptcy.com; dhagen@ecf.epiqsystems.com

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):
On August 21, 2013 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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.
The Honorable Maureen Tighe
U.S. Bankruptcy Court, Central District of California
21041 Burbank Blvd., Suite 324
Woodland Hills, CA 91367

☐ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

August 21, 2013	Marion Diamond	M. Diamond
Date	*Type Name*	*Signature*

In re FIRST EVANGELICAL LUTHERAN CHURCH OF SAN FERNANDO, Debtor(s).	CHAPTER: 7 CASE NO.: 1:12-bk-16043-MT

ADDITIONAL SERVICE INFORMATION (if needed):