

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com <input type="checkbox"/> Individual <i>appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: David Seror, Chapter 7 Trustee</i>	FOR COURT USE ONLY
--	--------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – SAN FERNANDO VALLEY DIVISION**

In re: SCOTT L. SANDLER AND HELAINE L. SANDLER, Debtor(s)	CASE NO.: 1:13-bk-13953-MT CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
---	---

Sale Date: May 13, 2015	Time: 11:00 a.m.
Location: Courtroom "302" of the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA	

Type of Sale: Public Private **Last date to file objections:** April 29, 2015

Description of property to be sold: all of the Trustee's right, title and interest in residential real property commonly described as 23451 Schoenborn St., West Hills, California

Terms and conditions of sale: as-basis, without any warranties or representations, free and clear of all liens and encumbrances

Proposed sale price: \$520,260

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$16,058 in the form of a cashier's check, payable to "David Seror, Chapter 7 Trustee." In addition, the initial overbid for the property must be \$525,260, and all subsequent overbids with respect to the property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
May 13, 2015 at 11:00 a.m. in Courtroom "302" of the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: April 20, 2015

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:
3853 Meadow Park Lane, Torrance, CA 90505.

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 April 20, 2015, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On April 20, 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.

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 _____, 2014, 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.

April 20, 2015
Date

Robert A. Hessling
Printed Name


Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Debtor's Counsel David S Hagen go4broq@earthlink.net
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Trustee David Seror (TR) kpscion@ebg-law.com, C133@ecfcbis.com
Trustee David Seror (TR) mtzeng@ebg-law.com, C133@ecfcbis.com
United States Trustee (SV) ustprejion16.wh.ecf@usdoj.gov
Kim Viola bankruptcyonlinefilings@lfcu.com

2. SERVED BY U.S. MAIL

Debtors

Scott L. Sandler
Helaine L. Sandler
23451 Schoenborn St.
West Hills, CA 91304-3133

Honorable Maureen A. Tighe
United States Bankruptcy Court
21041 Burbank Blvd., Suite 324
Woodland Hills, CA 91367-6606

Lienholder

Lockheed Federal Credit Union
1 Corporate Dr., Suite 360
Lake Zurich, IL 60047-8945

Buyer

Great Investments Firm, LLC
c/o Mona Golastani
Re/Max Olson Estates
6355 Topanga Canyon Blvd., Suite 100
Woodland Hills, CA 91367