Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com ☒ *Individual appearing without attorney* ☐ *Attorney for:*	

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

In re:	CASE NO.: 1:14-bk-13578-VK CHAPTER: 7
FREDRIC C. ROBIN, Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 11/20/2014	**Time:** 2:00 pm
Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 11/06/2014

Description of property to be sold: Single Family Residence, commonly known as 16121 Clear Oak Drive, Encino, California 91436, identified as Los Angeles County Assessor's Parcel Number 2285-014-020 (the "Real Property")

Terms and conditions of sale: as-is, where-is, free and clear of liens, all cash sales price of $1,530,000.00, subject to overbid

Proposed sale price: $ 1,530,000.00

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:

Date & Time: November 20, 2014 at 2:00 pm
Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

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

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 10/24/2014

OVERBID PROCEDURE

A. Each potential bidder (other than the proposed buyer who is defined as Buyer in the sale motion filed with the Bankruptcy Court [docket entry 38]) in order to qualify as a bidder at the hearing, on November 20, 2014 at 2:00 pm in courtroom 301 of the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367 (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of Sixty Thousand Dollars ($60,000.00) (the "Earnest Money Deposit") made payable to Encore Escrow. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder; a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Buyer generally described in the sale motion and specifically contained in the agreement attached to the sale motion;

(2) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within seven (7) days after entry of the sale order approving sale of the real property to the highest bidder (the "Highest Bidder"), the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(3) attend the Hearing; and

B. The initial overbid shall be a total of $1,540,000.00, i.e., $10,000.00 more than the sales price of $1,530,000.00, and all additional overbids must be made in minimum increments of $5,000.00.

If the highest bidder fails to close the sale escrow within twenty (20) days of entry of the sale order, the highest bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the real property.

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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

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 (*date*) 10/24/2014, 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: United States Trustee (SV), ustpregion16.wh.ecf@usdoj.gov;
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com
Counsel for Debtor: James Selth, jim@wsrlaw.net, jselth@yahoo.com, megan@wsrlaw.net
Counsel for Martha Robin: David S. Hagen, go4broq@earthlink.net
Counsel for Secured Creditor: Jennifer C. Wong, bknotice@mccarthyholthus.com
Counsel for Creditors: Ray B. Bowen, rbblaw@aol.com, sama.fazl@gmail.com, Ramesh Singh, claims@recoverycorp.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 10/24/2014, 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.

Debtor: Fredric C. Robin, 16121 Clear Oak Drive, Encino, CA 91436; 16161 Ventura Blvd., #445, Encino, CA 91436
Trustee's CPA: Samuel R. Biggs, CPA, Biggs & Co., 3250 Ocean Park Boulevard, Suite 350, Santa Monica, CA 90405
Trustee's Broker: William Wynn, RE/MAX Olson Estates, 6355 Topanga Canyon Blvd., Woodland Hills, CA 91367
Trustee's Broker: Jody Margolis, Keller Williams Realty Los Feliz, 1660 Hillhurst Ave., Los Angeles, CA 90027
U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017
Judge: The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367

☒ 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 (*date*) 10/24/2014, 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.

10/24/2014	Cynthia Casas	/s/ Cynthia Casas
Date	*Printed Name*	*Signature*

Supplemental Service List for Notice of Sale of Estate Property

Escrow:
Jenica Pivnik
Encore Escrow
23901 Calabasas Road, #1033
Calabasas, CA 91302

Title:
Ella Cummings
Progressive Title Co.
425 W. Broadway, Suite 300
Glendale, CA 91204

Proposed Buyer:
Larissa Moore
515 Sadie Rd.
Topanga, CA 90290

Proposed Buyer's Agent:
Nina Moshkovich
Nelson Shelton & Associates
355 N Canon Drive
Beverly Hills, CA 90210

Interested Parties

Faramarz Bardi
c/o Sharie Hendrickson
Keller Williams Realty
12711 Ventura Blvd., Suite 180
Studio City, CA 91604

Ryan Case
c/o Ryan Gaertner
HK Lane
72895 Fred Waring Dr.
Palm Desert, CA 92260

Kamyar Ebrahimi
c/o Morris Shemtoub
American Re Group
15928 Ventura Blvd., #229
Encino, CA 91436

Tiger Bass Properties, LLC
c/o Fran Chavez
Berkshire Hathaway Home Services
CA Properties
14141 Ventura Blvd., # 8
Sherman Oaks, CA 91423

Maple Leaf Opportunity Fund
c/o Harriet Cameron & Andrew Spitz
Berkshire Hathaway Home Services
CA Properties
14141 Ventura Blvd., # 8
Sherman Oaks, CA 91423

AMCF2, LLC
c/o Ronald Jones
Pacific West Real Estate Services
5912 Bolsa Ave., #200
Huntington Beach, CA 92649

Emil Kohan, Nicole Kohan &
Dina Khadavi
c/o Sharie Hendrickson
Keller Williams Realty
12711 Ventura Blvd., Suite 180
Studio City, CA 91604