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-14758-MT CHAPTER: 7
GORDON DUANE NOWLIN AND ROSANNE ELISE NOWLIN (deceased), Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 07/29/2015	**Time:** 11:00 am
Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 07/15/2015

Description of property to be sold:
undeveloped real property commonly known as 23350 Santa Susanna Road, Chatsworth, California 91311 identified as Los Angeles County Assessor's Parcel No. 2723-001-001 (the "Real Property")

Terms and conditions of sale:
"AS-IS, WHERE-IS" basis, for a sales price of $50,000.00

Proposed sale price: $ 50,000.00

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: July 29, 2015 at 11:00 am
Location: Ctrm. 302, 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: 07/08/2015

OVERBID PROCEDURE

Trustee proposes the following overbid procedure be used at the hearing on the sale motion (the "Hearing") for the purpose of considering bids:

A. Each potential bidder (other than the buyer proposed in the sale motion) in order to qualify as a bidder at the Hearing, shall attend the Hearing and, prior to the commencement of the Hearing,

(1) present to Trustee a cashier's check in the amount of Five Thousand Dollars ($5,000.00) (the "Earnest Money Deposit") made payable to Encore Escrow ("Encore"). Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) present to Trustee 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 above and specifically contained in the Agreement;

(3) present to Trustee 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 at the Hearing (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

B. The initial overbid shall be a total of $55,000.00, i.e., $5,000.00 more than the sales price of $50,000.00, and all additional overbids must be made in minimum increments of $1,000.00.

If Highest Bidder fails to close the sale escrow within twenty (20) days of entry of the sale order, 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*) 07/08/2015, 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:

United States Trustee: United States Trustee (SV), ustpregion16.wh.ecf@usdoj.gov; Katherine Bunker, kate.bunker@usdoj.gov
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com
Debtors' Counsel: Todd Mannis, toddlaw@dslextreme.com
Creditors' Counsel: Kyle Beckman, mrdiscpc@discover.com; Joseph M. Raymond, MBX_ILMS_Bankruptcy@MCMCG.com; Susan Gaines, sgaines@resurgent.com; Thomas A. Lee, notices@becket-lee.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 07/08/2015, 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.

Debtors: Gordon Duane Nowlin & Rosanne Elise Nowlin (deceased), 105 Box Canyon Road, West Hills, CA 91304
Trustee's CPA: Samuel R. Biggs, CPA, SLBIGGS, A Division of SingerLewak, 10960 Wilshire Blvd., 7th FL, Los Angeles, CA 90024
Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901Calabasas Road, Suite 1050 Calabasas, CA 91302
U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017
Judge: The Honorable Maureen Tighe, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 324, 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*) 07/08/2015, 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.

☐ 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.

07/08/2015	Cynthia Casas	/s/ Cynthia Casas
Date	*Printed Name*	*Signature*

Supplemental Service List for Notice

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

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

Interested Parties:
Nadia Kas
c/o Richard "RJ" Kas
Coldwell Banker Residential Brokerage
166 N. Canon Dr.
Beverly Hills, CA 90210

Anthony & Edith Fox
4212 E. Los Angeles Ave., #3787
Simi Valley, CA 93063

Secured Creditor:
Nancy Ryan
Portfolio Manager
Investment Retrievers, Inc.
1101 Investment Blvd., Suite 160
El Dorado Hills, CA 95762

Proposed Buyer:
Tele Jimenez, Jr.
3103 Waterloo Pl.
Bakersfield, CA 93311