Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Ali R. Nader, SBN 183134
Amir A. Nader, SBN 277014
NADER LAW FIRM, APLC
16530 Ventura Blvd., Suite 405
Encino, CA 91436
T: (818) 788-5008
F: (818) 788-8846
ali@nnnwlegal.com
amir@nnwlegal.com

☐ *Individual appearing without attorney*
☒ *Attorney for:* Debtor

FOR COURT USE ONLY

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

In re:
Robert Rettberg

Debtor(s).

CASE NO.: 1:15-bk-10310-VK

CHAPTER: 13

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/13/2015 **Time:** 2:00 pm

Location: 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 07/30/2015

Description of property to be sold:
Real Property commonly known as
20000 Winnetka Place
Woodland Hills, CA 91367

Terms and conditions of sale:
The Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever.

Proposed sale price: $ 2,050,000.00

Overbid procedure (*if any*): See attached procedures

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

August 13, 2015 at 2:00 p.m. in Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367

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

Ali R. Nader (SBN 183134)
NADER LAW FIRM, APLC
16530 Ventura Blvd., Suite 405
Encino, CA 91436
T: (818) 788-5008
F: (818) 788-8846
ali@nnwlegal.com

Date: 07/06/2015

Overbid Procedures

The Debtor proposes the following overbidding procedures:

(1) The initial overbid must be at least $10,000.00 more than the initial bid of $2,050,000.00. The overbid must be on substantially the same terms as set forth in the Purchase Agreement attached to the sale Motion as **Exhibit "A."**

(2) Overbid increments will be $5,000.00 after the initial overbid.

(3) Any successful over-bidder must be able to close by the Proposed Closing Date, upon this Court's approval, and upon the lender's short sale approval, whichever is later.

(4) Any party wishing to overbid on the Property during the hearing on the Motion must contact Debtor's counsel at least 48 hours prior to the hearing and provide evidence of available financial resources such as funds and/or proof of ability to finance to Debtor's Counsel up to the over-bidder's maximum bid to the Debtor's reasonable satisfaction.

(5) Any over-bidder wishing to overbid on the Property during the hearing must also submit, before the time of the hearing, an initial deposit for the purchase of the Property, by cashier's check or other cash equivalent in the amount of at least $65,000.00 made payable to "NADER LAW FIRM CLIENT TRUST ACCOUNT." Additionally, any over-bidder must also be able to, prior to the close of Escrow on the sale of the Property, deposit the remaining $345,000.00 balance for the down payment, for a total down payment of $410,000.00. The successful over-bidder's deposit will be applied towards the purchase of the Property, and will not be refunded in the event the over-bidder cannot successfully close escrow pursuant to the terms of the sale as proscribed herein.

(6) If a broker brings a prospective bidder who is ultimately the successful bidder and to whom the sale is approved, the broker will share in the commission with Essi Shilati (Shilati will receive 3.5% and the other broker will receive 2.5%) on the terms set forth in the Listing Agreement attached to the sale Motion as **Exhibit "B."**

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:

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*) 7-9-2015, 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:

- Russell Clementson russell.clementson@usdoj.gov
- Michael Daniels BkECFnotifications@nationstarmail.com
- Todd S Garan ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com
- United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 7-9-2015, 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.

See attached service list

☒ 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*) _____, 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.

7/9/15	Vaudree Ortega	
Date	*Printed Name*	*Signature*

Robert Rettberg
20000 Winnetka Place
Woodland Hills, CA 91364

American Express
Po Box 3001
16 General Warren Blvd
Malvern, PA 19355

American Express
Po Box 297871
Fort Lauderdale, FL 33329

Ascension Capital Group, Inc.
P.O. Box 201347
Arlington, TX 76006

Bank of America
Attn: Correspondence Unit
CA6-919-02-41
Po Box 5170
Simi Valley, CA 93062

Bank of America
450 American St
Simi Valley, CA 93065

Bk Of Amer
Po Box 982235
El Paso, TX 79998

Cach Llc/Square Two Financial
Attention: Bankruptcy
4340 South Monaco St. 2nd Floor
Denver, CO 80237

Cach Llc/Square Two Financial
4340 S Monaco St Unit 2
Denver, CO 80237

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Hey Girl Hey Entertainment LLC
20000 Winnetcka Place
Woodland Hills, CA 91364

Honorable Victoria S. Kaufman
21041 Burbank Boulevard
Suite 354 / Courtroom 301
Woodland Hills, CA 91367

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service
Insolvency Unit
300 N. Los Angeles Street
Stop: 5022
Los Angeles, CA 90012

Keybank NA
Key Bank; Attention: Recovery Pmnt
4910 Tiedeman Road
(Routing Code: 08-01-)
Brooklyn, OH 44144

Keybank NA
4910 Tiedeman Rd
Brooklyn, OH 44144

Nationstar Mortgage LLC
Attn: Bankruptcy
350 Highland Dr
Lewisville, TX 75067

Nationstar Mortgage LLC
Po Box 199111
Dallas, TX 75235

Portfolio Recovery
Attn: Bankruptcy
Po Box 41067
Norfolk, VA 23541

Portfolio Recovery
120 Corporate Blvd Ste 1
Norfolk, VA 23502