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

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☐ *Individual appearing without attorney*
☒ *Attorney for:* Nancy J. Zamora, Chapter 7 Trustee

FOR COURT USE ONLY

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

In re:
MARC GLEN HOFFMAN I

Debtor(s).

CASE NO.: 1:15-bk-12342 MB

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: February 21, 2017	**Time:** 3:00 p.m.
Location: Ctrm 303, 21041 Burbank Boulevard, Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: objections are to presented orally at hearing

Description of property to be sold: Real Property located at 5911 Julian Lane, Tarzana, CA 91356
APN 2153-034-034

Terms and conditions of sale: "As Is, Where Is" pursuant to 11 U.S.C. § 363(b) and 363(f)
for a sales price of $761,450.00 as a short sale as described in the Short Sale Agreement (Exhibit "1" to the Motion)

Proposed sale price: $761,450.00

Overbid procedure (*if any*): N/A

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

February 21, 2017
3:00 p.m.
21041 Burbank Boulevard
Ctrm 303
Woodland Hills, CA 91367

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

Larry D. Simons
Law Offices of Larry D. Simons
15545 Devonshire Street, Suite 110
Mission Hills, CA 91345
P: 818-672-1778
Email: larry@lsimonslaw.com

Date: 2/15/17

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:

15545 Devonshire Street, Suite 110, Mission Hills, CA 91345

A true and correct copy of the foregoing document entitled (*specify*): __

NOTICE OF SALE OF ESTATE PROPERTY (LBR FORM 6004-2)

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*) ____**2/15/17**_____, 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:

Marian Garza ecfnotices@ascensioncapitalgroup.com
SLBiggs lnuzzi@slbiggs.com
Nancy J Zamora (TR) zamora3@aol.com
United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
Kristin A Zilberstein bknotice@mccarthyholthus.com
Brad S Sures brad@sureslaw.com
Frank X. Ruggier: frank@ruggierlaw.com

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:
On (*date*) __**2/15/17**_____, 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: Marc Glen Hoffman, I, 5911 Julian Lane, Tarzana, CA 91356
Attorney for Co-Owner, Daniale Perry: Greg Shanfeld, 15233 Ventura Blvd. Ste 1000, Sherman Oaks, CA 91403
Judge's Copy: Honorable Martin R. Barash, 21041 Burbank Boulevard, Suite 342, 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*) _____, 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.

2/15/17	Karen M. Bower	/s/ Karen M. Bower
Date	*Printed Name*	*Signature*

Service List for *In re Marc Hoffman, 1:15-bk-12342 MB*

Law Offices of Barry Rothman-Judgment Lien Holder
Law Offices of Barry K. Rothman
1901 Avenue of the Stars, Suite 370
Los Angeles, CA 90067

Build 4 You, Inc.-Mechanic's Lien Holder
Yossi Perez, Registered Agent for Service of Process
18740 Oxnard Street, Suite 304
Tarzana, CA 91356

Franchise Tax Board (from Court Manual)
Franchise Tax Board Bankruptcy Section,
MS: A-340
P. O. Box 2952
Sacramento, CA 95812-2952

Buyers
Ali and Talar Fassih
c/o West Capital Real Estate
4735 Gloria Avenue #7
Encino, CA 91436

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

Title Officer
Sheila Isham
Fidelity National Title Company
5000 Van Nuys Blvd. Ste. 500
Sherman Oaks, CA 91403

Wells Fargo Bank (Address from Short Sale Approval)
Wells Fargo
P.O. Box 10335
Des Moines, IA 50306