

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>STEVEN T. GUBNER - Bar No. 156593                  RICHARD D. BURSTEIN - Bar No. 56661                  JESSICA L. BAGDANOV - Bar No. 281020                  BRUTZKUS GUBNER                  21650 Oxnard Street, Suite 500                  Woodland Hills, CA 91367                  Telephone: (818) 827-9000                  Facsimile: (818) 827-9099                  Email: sgubner@brutzkugubner.com                  rburstein@brutzkugubner.com                  jbagdanov@brutzkugubner.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>ALFREDO VELASCO PALMA,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:16-bk-12282-VK CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 11/17/2016</p>	<p><b>Time:</b> 2:00 pm</p>
<p><b>Location:</b> Courtroom 301, United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 11/03/2016

**Description of property to be sold:**  
Real Property located at 962 N. Hunters Hill Drive, Walnut, California 91789, APN 8709073006

**Terms and conditions of sale:**  
The Sale is on an "as is, where is" basis without any representations and/or warranties, free and clear of all liens, claims, interests, and encumbrances, including free and clear of liens, interests, claims, and encumbrances, with such liens, interests, claims, and encumbrances to attach to sale proceeds.

**Proposed sale price:** \$ 740,000.00

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

None. Private Sale.

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

November 17, 2016 at 2:00 p.m. in Courtroom 301 of the United States Bankruptcy Court, 21041 Burbank Blvd.  
Woodland Hills, CA 91367

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

No overbids accepted for this sale. For interested parties seeking further information, please contact:

David Seror, Chapter 7 Trustee, Brutzkus Gubner, 21650 Oxnard Street, Suite 500,  
Woodland Hills, CA 91367; Telephone: 818.827.9000; Facsimile: 818.827.9099

Richard D. Burstein and Jessica L. Bagdanov, Brutzkus Gubner, 21650 Oxnard Street, Suite 500,  
Woodland Hills, CA 91367; Telephone: 818.827.9000; Facsimile: 818.827.9099  
Email: rburstein@brutzkusgubner.com; jbagdanov@brutzkusgubner.com

Date: 10/27/2016