Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address BROWN RUDNICK LLP RONALD RUS, #67369 rrus@brownrudnick.com JOEL S. MILIBAND, #77438 jmiliband@brownrudnick.com LAUREL R. ZAESKE, #138510 lzaeske@brownrudnick.com CATHRINE M. CASTALDI, #156089 ccastaldi@brownrudnick.com ARJUN SIVAKUMAR, #297787 asivakumar@brownrudnick.com 2211 Michelson Drive, Seventh Floor Irvine, CA 92612 Telephone: (949) 752-7100 Facsimile: (949) 252-1514 Individual appearing without attorney Attorney for: Bankruptcy Estate of William M. Lansdale	FOR COURT USE ONLY			
Altorriey for. Bankrupicy Estate of William W. Lansdale				
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION				
In re: WILLIAM M. LANSDALE, aka BIT LANSDALE, dba THE LANSDALE COMPANY,	CASE NO.: 2:12-bk-45706-WB CHAPTER: 11			
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY			
Sale Date: November 6, 2014	Time: 10:00 a.m.			
Location: United States Bankruptcy Court, 255 East Temple Street, Courtroom 1375, Los Angeles, California 90012				
Type of Sale: ☐ Public ☐ Private Last date to file objections: October 22, 2014 Description of property to be sold:				
The Debtor's bankruptcy estate holds a 5% ownership interest in the property to be sold. The Property is a 2,832 square				
foot four-bedroom, two-bath single-family home located at 6132 Avalon Court, Long Beach, California ("Property"). The				
Property was built in 1981. The 95% owner of the Property, Karen Kozaites and Movant have negotiated an arms-length				
sale of the Property to James Nelson Bell and Hiilary Margaret Bell (the "Buyers") for the total sum of \$860,000.				
Terms and conditions of sale: 1) The Buyers will pay \$860,000 to take title to the Property, free and clear of all liens, claims and interests.				
2) The sale is subject to approval of the Court in the Bankruptcy Case.				
3) Upon Court approval and closing of the sale, escrow will pay a \$34,400 commission to Coldwell as well as any				
additional closing costs and/or outstanding taxes.				
Proposed sale price: \$860,000.00				

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

Overbid proc	edure (if any): Not applicable.
f property is	to be sold free and clear of liens or other interests, list date, time and location of hearing
	Date: November 6, 2014
	Time: 10:00 a.m.
	Location: United States Bankruptcy Court, 255 East Temple Street,
	Los Angeles, California 90012
	Ess 7 ingolos, Samornia soci 12
	Courtroom: 1375
Contact perso	
Contact perso	Courtroom: 1375
Contact perso	Courtroom: 1375 In for potential bidders (include name, address, telephone, fax and/or email address):
Contact perso	Courtroom: 1375 In for potential bidders (include name, address, telephone, fax and/or email address): Arjun Sivakumar
contact perso	Courtroom: 1375 In for potential bidders (include name, address, telephone, fax and/or email address): Arjun Sivakumar Brown Rudnick LLP
Contact perso	Courtroom: 1375 In for potential bidders (include name, address, telephone, fax and/or email address): Arjun Sivakumar Brown Rudnick LLP 2211 Michelson Drive, Suite 700
Contact perso	Courtroom: 1375 In for potential bidders (include name, address, telephone, fax and/or email address): Arjun Sivakumar Brown Rudnick LLP 2211 Michelson Drive, Suite 700 Irvine, CA 92612
Contact perso	Courtroom: 1375 In for potential bidders (include name, address, telephone, fax and/or email address): Arjun Sivakumar Brown Rudnick LLP 2211 Michelson Drive, Suite 700 Irvine, CA 92612 Telephone: (949) 752-7100

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: 2211 Michelson Drive, Suite 700, Irvine, CA 92612

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:

below:	3	,	(2)
Orders and LBR, the fo October 13, 2014	regoing document will be served _, I checked the CM/ECF docke	I by the court via N t for this bankruptcy	ING (NEF) : Pursuant to controlling General EF and hyperlink to the document. On (<i>date</i>) y case or adversary proceeding and determined NEF transmission at the email addresses stated
		\boxtimes S	Service information continued on attached page
bankruptcy case or adv States mail, first class,	2014, I served the following ersary proceeding by placing a t	rue and correct cor as follows. Listing	tities at the last known addresses in this by thereof in a sealed envelope in the United the judge here constitutes a declaration that ument is filed.
	06 Rancho Drive, Long Beach, Cerved at: P.O. Box 27, Seal Bea		
Marianthi Lansdale 806 Rancho Drive Long Beach, CA 90815			
			Service information continued on attached page
for each person or entit served the following per writing to such service r	y served): Pursuant to F.R.Civ.P rsons and/or entities by personal nethod), by facsimile transmission	 5 and/or controllir I delivery, overnighten and/or email as 	E TRANSMISSION OR EMAIL (state method ag LBR, on (date) October 13, 2014, I the mail service, or (for those who consented in follows. Listing the judge here constitutes a completed no later than 24 hours after the
VIA PERSONAL DELIV The Honorable Julia W. U.S. Bankruptcy Court Roybal Federal Building 255 E. Temple Street Bin outside of Suite 138 Los Angeles, CA 90012	Brand 2		
		□ s	ervice information continued on attached page
declare under penalty	of perjury under the laws of the l	Jnited States that t	he foregoing is true and correct.
October 13, 2014 Date	JEANNIE MENDEZ Printed Name		Signature Wends
	· ····································		yigi ataro

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

ADDITIONAL SERVICE INFORMATION (if needed):

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (con't.)

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