

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

☐ Individual appearing without attorney
☒ Attorney for: Chapter 7 Trustee, David Gottlieb

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

In re:

CASE NO.: 1:12-bk-11156-MT

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 08/20/2014

Time: 11:00 am

Location: Courtroom 302, United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Last date to file objections: 08/06/2014

The Estate's and Co-Owner's interest in the real property commonly known as 18431 Arminta Street, Reseda, CA 91335, pursuant to 11 U.S.C. 363 (f) and (h).

Terms and conditions of sale:

Proposed sale price: \$ 397,000.00

Overbid procedure (if any): Initial minimum bid \$402,000, overbid increments \$5,000

Overbidder must deposit \$12,000.00 with Trustee prior to hearing on Motion. Overbidders must submit to the Trustee proof of ability to close escrow unconditionally and no later than 15 days after entry of the Order approving Motion.

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

August 20, 2014 at 11:00 a.m.

Courtroom 302 of the United States Bankruptcy Court
21041 Burbank Boulevard
Woodland Hills, CA 91367

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

David Seror
Michael W. Davis
Ezra Brutzkus Gubner LLP
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Telephone: 818.827.9000
Facsimile: 818.827.9099
Email: dseror@ebg-law.com; mdavis@ebg-law.com

Date: 07/17/2014

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:
21650 Oxnard Street, Suite 500, Woodland Hills, California 91367.

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 **July 17, 2014**, 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:

- Michael F Chekian mike@cheklaw.com, msalanick@cheklaw.com
- David Keith Gottlieb (TR) dkgttrustee@dkgallc.com, dgottlieb@ecf.epiqsystems.com, rjohnson@dkgallc.com, akuras@dkgallc.com
- Bradley D Jones bradley.d.jones@usdoj.gov
- Andre A Khansari andre@khansarilaw.com
- Christina J O christinao@mclaw.org, erica@mclaw.org
- Ramesh Singh claims@recoverycorp.com
- Michael G Spector mgspector@aol.com, ljdalley@aol.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- Katherine Warwick kbwesq@pacbell.net

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **July 17, 2014**, 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.

Honorable Maureen A. Tighe
United States Bankruptcy Court
San Fernando Valley Division
21041 Burbank Blvd., 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 _____, 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.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 17, 2014
Date

CRYSTAL MACHADO
Printed Name

/s/ Crystal Machado
Signature