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OVERBID PROCEDURE

i. Each potential bidder (other than the proposed buyer ("Buyer") identified in the motion (the "Motion") to sell that certain real property consisting of nine, separate parcels (eight of which are undeveloped land and one of which is undeveloped land on which Debtor resides in a substandard structure) and commonly known for convenience as 20892 Cheney Drive, Topanga, California 90290 (collectively, the "Real Property") in order to qualify as a bidder at the hearing (the "Hearing") on the Motion to sell the Real Property, shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of Ten Thousand and no/100 Dollars (\$10,000.00) (the "Earnest Money Deposit") made payable to "Market Street Escrow." Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder;

(2) a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Buyer generally described in the Motion and specifically contained in the Purchase and Sale Agreement and Escrow Instructions (the "Agreement") that is attached to the Motion;

(3) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within ten (10) days after entry of this Court's order approving sale of the Real Property to the highest bidder (the "Sale Order"), the balance of any bid made by such

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bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(4) attend the Hearing; and

ii. The initial overbid shall be a total of \$120,000, i.e., \$10,000.00 more than the proposed sales price of \$110,000.00, and all additional overbids must be made in minimum increments of \$1,000.00.

If the highest bidder fails to close escrow within twenty (20) days of entry of the Sale Order, the highest bidder will forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property.