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FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re: ORANGE COUNTY NURSERY, INC., a California corporation Debtor(s).	CASE NO.:1:09-bk-22100-GM

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: Dec. 16, 2009	**Time:** 10:00 a.m.
Location: COURTROOM: 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: Dec. 2, 2009

Description of Property to be Sold: approximately 62.82 acres of real property in the Visalia area of Tulare County, CA, APN # 119-140-55. This property is open ground and contains a walnut orchard consisting of 3.5 acres.

Terms and Conditions of Sale: Property will be sold pursuant to vacant Land Purchase Agreement and Joint Escrow instructions for $1,105,600 in cash. Chicago Title Company is escrow agent. Buyer and Seller will split escrow fee. Seller shall pay for title insurance and county transfer tax. Buyer has 15 days to complete all investigations. Seller will provide a current pump and well test at Seller's expense for Buyer's approval.

Proposed Sale Price: $1,105,600

Overbid Procedure (If Any): not applicable

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: Dec. 16, 2009 10:00 a.m. COURTROOM: 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Steve Werth
SulmeyerKupetz
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Date: 11/16/09

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F 6004-2

In re ORANGE COUNTY NURSERY, INC., a California corporation Debtor(s).	CHAPTER: 11 CASE NO.: 1:09-bk-22100-GM

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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: 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071-1406

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On November 16, 2009 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Brian D Fittipaldi	brian.fittipaldi@usdoj.gov
Leib M Lerner	leib.lerner@alston.com
Donald T Dunning	ddunning@dunningLaw.com
Randall P Mroczynski	randym@cookseylaw.com
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Janet D Gertz	janet.d.gertz@bakernet.com

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):
On November 16, 2009 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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.
The Honorable Geraldine Mund
U.S. Bankruptcy Court
21041 Burbank Blvd., Suite 342
Woodland Hills, CA 91367-6606

☐ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on November 16, 2009 I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

November 16, 2009	Lauren Dionneau	
Date	*Type Name*	*Signature*

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ADDITIONAL SERVICE INFORMATION (if needed):
VIA EMAIL

OFFICE OF THE UNITED STATES TRUSTEE
Office of the U.S. Trustee - Northern Division
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c/o Mark Poniatowski, Esq.
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ponlaw@ponlaw.com

PARTIES REQUESTING SPECIAL NOTICE
OTHER INTERESTED PARTIES
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Attn Richard Chandler
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chandler@lytlebank.com

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