

Attorney or Party Name, Address, Telephone & FAX Number and California State Bar Number Howard M. Ehrenberg CBN 125527 Larry D. Simons, CBN 179239 Su:meyerKupetz 333 South Hope Avenue, 35 th Floor Los Angeles, CA 90071 PH: 213.626.2311; FAX: 213.629.4520	FOR COURT ONLY FILED 2004 JUL 29 PM 3:12 U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA JOHN D. CERETTO, CLERK OF COURT DEPUTY CLERK
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: JESUS & LENA CENTENO, husband and wife Debtor(s).	CASE NO. _____ SV 04-10213 AG

SUPPLEMENTAL NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: August 25, 2004	Time: 2:00 P.M.
Location: 21041 Burbank Boulevard, Woodland Hills, CA 91367, Ctrm 302	

Type of Sale: Public Private Last date to file objections: August 11, 2004

Description of Property to be Sold: Single Family Residence located at 602 Brossard Drive, Thousand Oaks, California 91360, APN 6690-233-035

Terms and Conditions of Sale: On an "as is" and "where is basis."

Proposed Sale Price: \$435,000.00 subject to overbid a the hearing on the Sale Motion

Overbid Procedure (If Any): See Attachment "1."

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

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

Mr. William Friedman
Coldwell Banker
7231 W. Manchester Blvd.
Los Angeles, California 90045
Tel: 310.642.7211 Fax: 310.836.4720

Date: July 29, 2004

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ATTACHMENT 1

In order for any party to participate in an overbid procedure regarding the acquisition of the Property, the Trustee requests that the parties comply with the following provisions:

- a. Each party (including Jacob Lincoln Ribis and/or his authorized agents or assigns (the "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;
- b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to Amy L. Goldman, Chapter 7 Trustee in the amount of thirteen thousand five hundred dollars (\$13,500.00). The \$13,500.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property;
- c. The bidding for the Property shall begin at four hundred thousand forty dollars cash (\$440,000.00) subject to any existing leases, rental agreements and/or month to month tenancies which may be in effect with overbids being made in increments of five thousand (\$5,000.00); and
- d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within thirty (30) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyer is not the successful bidder of the Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the successful bidder's deposit shall become non-refundable.

FILED

Howard M. Ehrenberg (CA Bar No. 125527)
Larry D. Simons (CA Bar No. 179239)
SulmeyerKupetz
A Professional Corporation
333 South Hope Avenue, 35th Floor
Los Angeles, California 90071
Telephone: 213.626.2311
Facsimile: 213.629.4520

04 JUL 28 PM 3: 20

CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

BY: _____ DEPUTY

Attorneys for Amy L. Goldman, Chapter 7 Trustee

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

SulmeyerKupetz, A Professional Corporation
333 SOUTH HOPE STREET, THIRTY-FIFTH FL
LOS ANGELES, CALIFORNIA 90071-1406
TEL. 213.626.2311 • FAX 213.629.4520

11 In re
12 JESUS & LINA CENTENO, husband and
13 wife
14 Debtors.

CASE NO. SV 04-10213 AG

Chapter 7

**NOTICE OF MOTION FOR ORDER
AUTHORIZING SALE OF REAL
PROPERTY FREE AND CLEAR OF LIENS,
CLAIMS AND INTERESTS**

[11 U.S.C. §363 and FRBP 6004 (a)]

DATE: August 25, 2004

TIME: 2:00 p.m.

CTRM: 302

United States Bankruptcy Court
21041 Burbank Boulevard
Woodland Hills, CA 91367

20 TO THE HONORABLE ARTHUR M. GREENWALD, UNITED STATES BANKRUPTCY
21 JUDGE, THE OFFICE OF THE UNITED STATES TRUSTEE, THE DEBTORS AND
22 OTHER INTERESTED PARTIES:

23 PLEASE TAKE NOTICE that at the date, time and courtroom stated above, Amy
24 L. Goldman, the duly qualified, appointed and acting Chapter 7 Trustee (the "Trustee") of
25 the bankruptcy estate (the "Estate") of the above-captioned debtors (the "Debtors"), will
26 and hereby does move (the "Motion") for an order approving the sale (the "Sale") of the
27 real property commonly known as 602 Brossard Drive, Thousand Oaks, California 91360
28 bearing APN 6690-233-035 (the "Property") on an "as is" "where is" basis to Jacob

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1 Lincoln Ribis (the "Buyer") for \$435,000.00 in cash, allowing the Trustee to execute and
2 deliver all documents necessary in order to effectuate the Sale, and waiving the
3 requirements of FRBP 6004 (g).

4 **PLEASE TAKE FURTHER NOTICE** that the proposed Sale is subject to overbid.
5 Any person interested in submitting an overbid on the Property must attend the hearing
6 on this Motion. The first overbid should be for at least \$440,000. 00, and subsequent
7 overbids should be in increments of \$5,000.00 thereafter. Over bidders must tender a
8 cashier's check, made payable to Amy L. Goldman, Chapter 7 Trustee, in the amount of
9 \$13,500.00 (the "Deposit"), to counsel for the Trustee, at the hearing, before their initial
10 bid. The Deposit shall be non-refundable and forfeited to the Trustee if the winning
11 overbidder is unable, for any reason, to close the sale within ten (10) days of the entry of
12 the order approving the Motion. The Trustee is also seeking a determination that the
13 Buyer is purchasing the Property in good faith and as such is entitled to the protections
14 proscribed in 11 U.S.C. §363(m).

15 **PLEASE TAKE FURTHER NOTICE** that if a party is interested in receiving a copy
16 of the Motion, they should submit a written request to counsel for the Trustee: Larry D.
17 Simons, Esq., **SulmeyerKupetz**, 333 South Hope Street, 35th Floor, Los Angeles,
18 California 90071, (213) 626-2311.

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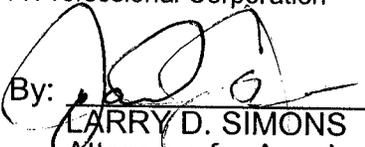
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PLEASE TAKE FURTHER NOTICE that pursuant to Local Bankruptcy Rule 9013-1, any response to the Motion must be filed with the Clerk of the United States Bankruptcy Court, 21041 Burbank Boulevard, Woodland Hills, California 91367, and served upon the Trustee's counsel, whose address appears in the upper left corner of the first page of this notice, no later than fourteen (14) days prior to the hearing on the Motion. Copies of all pleadings in the Debtor's chapter 7 case may be obtained from the Clerk of the United States Bankruptcy Court, 21041 Burbank Boulevard, Woodland Hills, California 91367.

DATED: July 28, 2004

Respectfully submitted,

SulmeyerKupetz
A Professional Corporation

By: 
LARRY D. SIMONS for
Attorneys for Amy L. Goldman, Chapter 7
Trustee

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PROOF OF SERVICE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:

I am employed in the County of Los Angeles, State of California. I am over the age of eighteen (18) years and not a party to the within action. My business address is 333 South Hope Street, Los Angeles, California 90071-1406.

On July 28, 2004, I served the document described as

NOTICE OF MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS

on counsel for the parties in this action, or on the parties in propria persona, addressed as stated on the attached service list:

BY MAIL: By placing true and correct copies thereof in individual sealed envelopes, with postage thereon fully prepaid, which I deposited with my employer for collection and mailing by the United States Postal Service. I am readily familiar with my employer's practice for the collection and processing of correspondence for mailing with the United States Postal Service. In the ordinary course of business, this correspondence would be deposited by my employer with the United States Postal Service on that same day. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after the date of deposit for mailing in affidavit.

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

EXECUTED on July 28, 2004 at Los Angeles, California.


Andrea Gonzalez

SulmeyerKupetz, A Professional Corporation
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SERVICE LIST

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Office of the U.S. Trustee

UNITED STATES TRUSTEE
21051 WARNER CENTER LANE,
SUITE 115
WOODLAND HILLS, CA 91367

Debtor

CENTENO, LINA MARIA
602 BROSSARD DR
THOUSAND OAKS, CA 91360

Attorney For Debtor

VERNON L ELLICOTT
920 HAMPSHIRE RD #25
WESTLAKE VILLAGE, CA 91361

Chapter 7 Trustee

AMY L GOLDMAN
LEWIS BRISBOIS BISGAARD & SMITH
221 N FIGUEROA #1200
LOS ANGELES, CA 90012-2602

Creditors

AMERIQUEST MORTGAGE
P0 BOX 11570
SANTA ANA, CA 92711-1570

BANK OF AMERICA
P0 BOX 5270
CAROL STREAM, IL 60197-5270

CALIFORNIA LUTHERAN UNIVERSITY
60 WEST OLSEN ROAD #1220
THOUSAND OAKS, CA 91360-2787

CITI FINANCIAL
P0 BOX 6417
THE LAKES, NV 88901-6417

CITIBANK
P0 BOX 6001
THE LAKES, NV 88901-6001

CITIBANK-STUDENT LOAN CORPORATION
P0 BOX 6614
THE LAKES, NV 88901-6615

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- 1 CITIBANK-ASSOCIATES
PO BOX 6530
- 2 THE LAKES, NV 86901-6530
- 3 DISCOVER
PO BOX 6011
- 4 DOVER, DE 19903-6011
- 5 DORA M JENKINS
602 BROSSARD DR
- 6 THOUSAND OAKS, CA 91360
- 7 LOCKHEED FEDERAL CREDIT UNION
8 PO BOX 60088
9 CITY OF INDUSTR, CA 91716-0068
- 10 MAZDA FINANCIAL
PO BOX 680020
- 11 FRANKLIN, TN 37068
- 12 RETAIL SERVICES
PO BOX 60148
- 13 CITY OF INDUSTR, CA 91716-0148
- 14 TOYOTA FINANCIAL GROUP
15 PO BOX 60116
16 CITY OF INDUSTR, CA 91716-0116
- 17 WASHINGTON MUTUAL FINANCE
PO BOX 6415
- 18 THE LAKES, NV 98901-6415
- 19 EMPLOYMENT DEVELOPMENT DEPARTMENT
20 BANKRUPTCY GROUP MIC 92E
P.O. BOX 826880
- 21 SACRAMENTO, CA 94280-0001
- 22 FRANCHISE TAX BOARD
ATTN: BANKRUPTCY
- 23 P. O. BOX 2952
24 SACRAMENTO, CA 95812-2952
- 25 LOS ANGELES CITY CLERK
P. O. Box 53200
- 26 LOS ANGELES, CA 90053-0200
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AX COLLECTOR'S OFFICE
COUNTY OF VENTURA
800 SOUTH VICTORIA AVE
VENTURA, CA 93009-0001