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

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FOR COURT USE ONLY

☐ *Individual appearing without attorney*
☒ *Attorney for:* Alfred H. Siegel, Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re:

ALLEN B. SHAY,

Debtor(s).

CASE NO.: 2:12-bk-26069 RK

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/13/2016 **Time:** 3:00 pm

Location: Courtroom 1675, 255 E. Temple Street, Los Angeles, California 90012

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 11/29/2016

Description of property to be sold:
1175 Pine Bluff Drive, Pasadena, California and Adjacent Raw Land (the "Property").

Terms and conditions of sale: The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; 6% brokers' commission.

Proposed sale price: $ 1,200,000.00

Overbid procedure (*if any*):

See attached Exhibit A

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

December 13, 2016 at 3:00 pm, Courtroom 1675, 255 E. Temple Street, Los Angeles, California 90012

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

Anthony A. Friedman
Levene, Neale, Bender, Yoo & Brill L.L.P.
10250 Constellation Blvd., Suite 1700
Los Angeles, CA 90067
Tele: 310-229-1234
Fax: 310-229-1244
E-mail: AAF@LNBYB.COM

Date: 11/22/2016

Exhibit A

Overbid Procedures: (1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of $5,000.00 above the Purchase Price, with each additional bid in increments of $1,000.00; (3) overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Alfred H. Siegel, Chapter 7 Trustee," in the amount of $24,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least 7 calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchasers; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 30 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

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 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

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 **November 22, 2016**, 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:

- Marvin B Adviento madviento@wrightlegal.net, mjohnson@wrightlegal.net
- Lawrence R Boivin lboivin@boivinlaw.com, lrboivin@gmail.com
- Patrick K Bruso bruso005@umn.edu
- Mark D Estle mark.estle@buckleymadole.com
- Anthony A Friedman aaf@lnbyb.com
- Philip J Giles giles.phil@gmail.com
- Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com
- Ezedrick S Johnson PASADENALAWCENTER@SBCGLOBAL.NET, ESJOHNSON@SBCGLOBAL.NET
- Nate Kraut ngkraut@sbcglobal.net, ngkraut@hotmail.com
- Ron Maroko ron.maroko@usdoj.gov
- Marisol A Nagata cdcaecf@bdfgroup.com
- Christina J O christinao@mclaw.org, erica@mclaw.org
- Alfred H Siegel (TR) Al.siegel@asiegelandassoc.com, Lisa.irving@asiegelandassoc.com;Margo.tzeng@asiegelandassoc.com;asiegel@ecf.epiqsystems.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Darlene C Vigil cdcaecf@bdfgroup.com
- Diane C Weil dcw@dcweillaw.com, secty@dcweillaw.com
- W. Sloan Youkstetter lawofficeofwilliamsyoukstetter@gmail.com, michael@ecf.inforuptcy.com

2. SERVED BY UNITED STATES MAIL: On **November 22, 2016**, 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.

Served by U.S. Mail

The Honorable Robert Kwan
United States Bankruptcy Court
255 E. Temple Street, Suite 1682
Los Angeles, CA 90012

☐ 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 **November 22, 2016**, 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 of America that the foregoing is true and correct.

November 22, 2016	Lisa Masse	*/s/ Lisa Masse*
Date	*Type Name*	*Signature*