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

Douglas Neistat (SBN 55961)
Greenberg & Bass LLP
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[ ] *Individual appearing without attorney*
[X] *Attorney for:* Debtors and DIPs the Concoffs

FOR COURT USE ONLY

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

In re: Andrew and Simone Concoff

Debtor(s).

CASE NO.: 2:13-bk-37328-NB
CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: July 7, 2015 **Time:** 1:00 p.m.

Location: United States Bankruptcy Court, 255 E. Temple St., Ctrm. 1545, Los Angeles, CA 90012

Type of Sale: [X] Public [ ] Private **Last date to file objections:** June 23, 2015

Description of property to be sold: Real property located at 1948 Palisades Dr., Pacific Palisades, CA 90272 with assessor's parcel number 4431-027-031

Terms and conditions of sale: See Attachment

Proposed sale price: 960,000

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (*if any*): See Attachment

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

July 7, 2015, 1:00 p.m.
United States Bankruptcy Court
Ctrm. 1545
255 E. Temple St., Los Angeles, CA 90012

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

Douglas M. Neistat
Greenberg & Bass LLP
16000 Ventura Blvd., Ste. 1000
Encino, CA 91436
Phone: (818) 382-6200; Fax: (818) 986-6534
Email: dneistat@greenbass.com

Date: 06/17/15

In Re: Andrew and Simone Concoff	CASE NUMBER: 2:13-bk-37328-NB

SALE PROCEDURES

The Purchase Agreement is subject to higher and better offers in order to ensure that Debtors receive the maximum value for the Palisades Property. At the Sale Hearing, the Palisades Property may be sold to a single purchaser who has submitted a bid in accordance with the below described proposed procedures:

Debtors propose the following procedures to allow for overbids prior to the Court's approval of the Sale of the Palisades Property to ensure that the estate's interest in the Palisades Property is sold for the best possible price.

OVERBID PROCEDURES

1.Subject to overbid by a qualifying bidder ("Qualifying Bidder") shall exceed the Purchase Price for the Palisades Property by $10,000.
2.Any overbid prior to the hearing shall be submitted in writing, setting forth the terms and conditions of the offer that are at least as favorable to Debtors as those set forth in the Purchase Agreement, including the provision that any buyer is purchasing the Palisades Property "as is", "where is" and "with all faults".
3.Any Qualifying Bidder must be financially qualified, in Debtor's exercise of her sound business judgment, to timely close the Sale.
4.Any overbid must be accompanied by a minimum deposit of $30,000 which shall be brought to the hearing in the form of cashier's check made payable to "Greenberg & Bass, LLP, Attorney Client Trust Account", which deposit shall be non-refundable if that overbid is deemed to be the Successful Bid as defined below.
5.The written overbid, deposit and evidence of financial qualification must be received by counsel for Debtors at least forty-eight (48) hours prior to the Sale Hearing.
6.At the Sale Hearing, Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
7.Any incremental bid in the bidding process shall be at least $10,000 higher than the prior bid.
8.Overbids shall be all cash and no credit shall be given to Buyer or overbidder(s).
9.Any overbid shall be subject to a right of last refusal in favor of Buyer, which right of last refusal shall give Buyer the right to match any higher offer submitted by way of overbid at or before the Sale Hearing and thereby acquire the Palisades Property. The right of last refusal shall expire at the conclusion of the Sale Hearing.
10.Opportunity will be provided at the Sale Hearing for oral overbids, subject to the terms and conditions set forth herein, by any person or entity which has previously submitted a written overbid and deposit pursuant to paragraphs (1) through (5) above. However, any such oral overbids must be submitted in increments of $10,000.
11.At the Sale Hearing, and upon the conclusion of the bidding process, Debtors shall decide which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid". The bidder who is accepted by Debtors as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the Sale. Debtors shall proceed to consummate the Sale of the Palisades Property in accordance with the Successful Bid, without further notice to creditors or hearing before this Court.

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: 16000 Ventura Blvd., Ste. 1000, Encino, CA 91436.

A true and correct copy of the foregoing **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 (*date*) June 17, 2015, 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:

- Louis H Altman laltman@lbinsolvency.com, dhaberbush@lbinsolvency.com, thurd@lbinsolvency.com, vhaberbush@lbinsolvency.com, abostic@lbinsolvency.com,ahaberbush@lbinsolvency.com
- Alan F Broidy alan@broidylaw.com, sherrie@broidylaw.com
- Joely Khanh Linh Bui wdk@wolffirm.com, joely.bui@wolffirm.com
- Ed J Gezel Notices@bkservicing.com
- Melanie Scott Green Melanie.green@usdoj.gov
- Vanessa M Haberbush vhaberbush@lbinsolvency.com, dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, thurd@lbinsolvency.com, aberbush.assistant@gmail.com
- John H Kim jkim@cookseylaw.com
- Yi S Kim ykim@greenbass.com, mtyndall@greenbass.com
- Douglas M Neistat dneistat@greenbass.com, rholland@greenbass.com
- Queenie K Ng queenie.k.ng@usdoj.gov;
- Kelly M Raftery bknotice@mccarthyholthus.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Michael H Weiss mw@weissandspees.com, lm@weissandspees.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (*date*) June 17, 2015, 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.

☒ 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 (*date*) June 17, 2015, 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.

The Hon. Neil W. Bason
United States Bankruptcy Court
255 E. Temple St., Room 1552
Los Angeles, CA 90012
Via Attorney Service

☐ Service information continued on attached page

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

June 17, 2015	Reece Holland	
Date	*Printed Name*	*Signature*

SERVICE LIST

ALL SERVED VIA U.S. MAIL UNLESS OTHERWISE INDICATED

Andrew and Simone Concoff
2178 Linda Flora Dr.
Los Angeles, CA 90077-1409
Debtors

Request for Special Notice

Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115-4412

McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

All Creditors (Secured and Unsecured [including 20 largest])

American Express Blue
PO Box 981535
El Paso, TX 79998-1535

American Express Gold
PO Box 0001
Los Angeles, CA 90096-8000

BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Bank of America
PO Box 942019
Simi Valley, CA 93094-2019

Bank of America MBNA Gold
P.O. Box 15019
Wilmington, DE 19886-5019

Bloomingdale's
Bankruptcy Processing
PO Box 8053
Mason, OH 45040-8053

BofA,
fdba First Franklin Wolfe & Wyman
2301 Dupont Dr., Ste. 300
Irvine, CA 92612-7531

Capital One
PO Box 60599
City of Industry, CA 91716-0599

Chase
PO Box 94014
Palatine, IL 60094-4014

Citibank Checking Plus
PO Box 769013
San Antonio, TX 78245-9013

Citibank Visa
PO Box 6500
Sioux Falls, SD 57117-6500

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1001 Sixth St.#110
Manhattan Beach, CA 90266-6750

Daimler Title Company
PO Box 997545
Sacramento, CA 95899-7545

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1507 7th St # 402
Santa Monica, CA 90401-2605

Fran Berger Lasker
11918 Chaparal St.
Los Angeles, CA 90049-2910

Franchise Tax Board
Attn: Bankruptcy
P.O. Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia Pa 19101-7346

Jean and Gary Concoff
640 Hightree Rd.
Santa Monica, CA 90402-1008

Macy's
PO Box 689195
Des Moines, IA 50368-9195

QNC (Son)
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Los Angeles, CA 90077-1409

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Caroline Chan, Esq.
Lewis Brisbois et al LLP
221 N Figueroa St #1200
Los Angeles, CA 90012-2663

SFC (Daughter)
2178 Linda Flora Dr
Los Angeles, CA 90077-1409

Sears Mastercard
P.O. Box 6282
Sioux Falls, SD 57117-6282

Singer, Burke & Co.
6345 Balboa Blvd.
Bldg 4, Ste 375
Encino, CA 91316-1536

Steven Goldberg
Spierer, Woodward, Corbalis et al.
707 Torrance Blvd., Suite 200
Redondo Beach, CA 90277-3492

Vista Del Mar Townhomes
Beumont, Gitlin & Tashjian
21650 Oxnard St., Suite 1620
Woodland Hills, CA 91367-7828

Vista Del Mar Townhomes Assc.
1906 PALISADES DR
Pacific Palisades, CA 90272-1916

Jeffrey D. Pearlman, Esq.
Lubka & White LLP
222 E. Huntington Dr., Ste 215
Monrovia, CA 91016

Parties Interested in the Sale
ALL SERVED VIA U.S. MAIL AND EMAIL

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