

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>BRETT B. CURLEE, Esq. (SBN 151058) LAW OFFICES OF BRETT CURLEE 11377 West Olympic Blvd., Suite 200 Los Angeles, CA 90064 Phone: (310) 203-3084 Fax: (310) 203-3071 Email: Brett.Curlee@TheCurleeLawFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: the Chapter 7 Trustee, Wesley H. Avery</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
 CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p>ARTURO GONZALEZ, dba Long Beach Realty, Inc., dba South Bay Realty; dba Mindset, aka Art Gonzalez; aka Art Gonzalez, Jr.,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:15-bk-25283-RK CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 07/19/2016	Time: 2:30 pm
Location: Courtroom 1675, United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012-3300	

Type of Sale: Public Private **Last date to file objections:** 06/23/2016

Description of property to be sold: Real Property Commonly know as 329 Hawaiian Avenue, Wilmington, CA 90744 Los Angeles County Assessor's Parcel No. 7417-006-016. See Exhibit "1" to the Sale Motion identified below for a more specific legal description of the real property being sold.

Terms and conditions of sale: "Motion By The Chapter 7 Trustee For Order Approving: (1.) Real Property Sale (329 Hawaiian Avenue, Wilmington, CA 90744) Free And Clear Of Liens And Interest; (2.) Overbid Procedure; (3.) Real Estate Agent Compensation; (4.) Directing Turnover Of Real Property; And (5.) Distribution Of Sale Proceeds" (the "Sale Motion"). A copy of the Sale Motion may be obtained by contacting the Law Offices Of Brett Curlee at the phone number and address set forth above.

Proposed sale price: \$ 367,000.00

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): DEADLINE TO SUBMIT BIDS IS July 15, 2016. Please see the Motion for full bidding procedures and details. The attached "Binding Offer To Purchase Real Property" must be completed and delivered to the Chapter 7 Trustee and his attorney, no later than two (2) business days before the Sale Motion hearing.

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

Hearing Date and Time: July 19, 2016 at 2:30 p.m.

Location of Hearing:

United States Bankruptcy Court

Central District Of California

Los Angeles Division

Courtroom 1675

255 East Temple Street

Los Angeles, CA 90012-3300

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

Mr. Aaron Juarez

Cal American Homes

2065 N. Indian Hill Blvd.

Claremont, CA 91711

Work Phone: (909) 917-8388

Email Address: aaronjuarez76@gmail.com

Date: 06/16/2016

1 BINDING OFFER TO PURCHASE REAL PROPERTY

2 The undersigned ("Offeror") hereby offers (the "Offer") to purchase from Wesley H. Avery,
3 Chapter 7 Trustee (the "Trustee") for the bankruptcy estate of Arturo Gonzalez (the "Debtor")
4 the real property commonly known as 329 Hawaiian Avenue, Wilmington, CA 90744 and also
5 known as County of Los Angeles Assessors Parcel No. 7417-006-016 (Hereinafter the
6 "Property") on the identical terms described in the MOTION BY CHAPTER 7 TRUSTEE FOR
7 ORDER APPROVING: (1.) REAL PROPERTY SALE ((329 Hawaiian Avenue, Wilmington,
8 CA 90744)) FREE AND CLEAR OF LIENS AND INTEREST; (2.) OVERBID PROCEDURE;
9 (3.) REAL ESTATE AGENT COMPENSATION; (4.) DIRECTING TURNOVER OF REAL
PROPERTY; AND (5.) DISTRIBUTION OF SALE PROCEEDS; MEMORANDUM OF
POINTS AND AUTHORITIES; DECLARATIONS OF WESLEY H. AVERY, AARON
JUAREZ, JOHN J. MENCHACA, ROBERTO CARLOS FARFAN, AND BRETT B. CURLEE
IN SUPPORT THEREOF ("Motion"), in the Debtors' pending bankruptcy case, In re Arturo
Gonzalez, dba Long Beach Realty, Inc., dba South Bay Realty, dba Mindset, aka Art Gonzalez,
aka Art Gonzalez, Jr., Bankr. Case No. 2:15-bk-25283-RK ("Bankruptcy Case" or "Estate")
(Chapter 7).

10 There are no contingencies to this Offer whatsoever, including inspection, due diligence, or
11 financing contingencies. The sale is subject to acceptance by the Trustee, approval by the
12 Bankruptcy Court, and higher and better bids at the hearing on July 19, 2016 at 2:30 p.m. in
13 Courtroom 1675 of the United States Bankruptcy Court, the Honorable Robert N. Kwan,
14 Bankruptcy Judge presiding, located at 255 East Temple Street, in Los Angeles, California, or at
15 any continued hearing on the motion to approve the sale.

16 Offeror further understands that the sale is "as is" and "where is" with no warranty or recourse
17 whatsoever. Offeror has completed all due diligence which Offeror believes to be required to
18 purchase the Property at the time of the hearing on the Motion and has not relied upon any
19 statements, representations, or comments made by the Trustee, his attorneys, accountants, or his
20 other agents or representatives. The Offeror is prepared to close escrow within thirty (30) days
21 after entry of the order approving this Motion.

22 Offeror is providing herewith a cashier's check, money order, or certified check in the sum of
23 \$5,000.00 for the Property bid upon, made payable to "Wesley H. Avery, Chapter 7 Trustee",
24 which shall be credited to the sale price. The deposit shall be non-refundable if the Court
25 confirms the sale to the Offeror but Offeror breaches his obligations under this Offer by failing
26 to complete the purchase of the Property, in which event the Trustee shall be free to sell the
27 Property to another, without limitation. Offeror's sole remedy if the Trustee is unable to close
28 the sale shall be a return of the deposit in full. If the Offeror performs in full under the terms of
this Offer, but the Court confirms the sale of the Property to another, Offeror's deposit shall be
refundable in full.

Offeror agrees to substitute into escrow No. 003138-SA at Better Escrow Service or to enter
into a new escrow, upon Trustee's sole determination, upon identical terms and conditions
except as to price and elimination of the Buyer's due diligence period. Offeror acknowledges
having obtained a copy of the listing agreement, escrow instructions, and the Motion, all of
which are incorporated herein by this reference, and the Offeror understands all of their terms.

A commission of 3.0% of the sale price shall be payable to Offeror's real estate broker, subject
to approval of the Bankruptcy Court, but only upon closing of the sale to Offeror.

[signature page attached]

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Dated: _____

(Name of Offeror)

(Street address)

(City, State, Zip Code)

(Telephone Number)

(Signature of Authorized Agent of Offeror, if applicable)

(Name of Real Estate Broker of Offeror)

(Name of Real Estate Agent of Offer)

(Telephone No. of Real Estate Agent for Offeror)