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

<p>In re:</p> <p>DALE ALFRED WILLIAMS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-bk-15653 RK CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 01/07/2014</p>	<p>Time: 2:30 pm</p>
<p>Location: United States Bankruptcy Court, 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 12/24/2013

Description of property to be sold:
A 50% tenancy in common interest in a three bedroom house located on Fourth Street in Spanish Wells, Bahamas and a remainder interest in a cottage, subject to a life estate, and present interest in a dock located at Thirteenth Street & Harbour Road in Spanish Wells, Bahamas. (the "Properties"). Personal property, including furniture and a golf cart, located in and around the Fourth Street property will be included in the sale and will go to the Buyer or overbidder.

Terms and conditions of sale:
Buyer will purchase the Debtor's interest in the Properties free and clear of tax liens but otherwise on an as is basis. The Buyer agreed to pay all real estate commissions, transfer and stamp taxes and reasonable Bahamian attorney fees, expenses customarily borne by a seller.

Proposed sale price: \$ 597,500.00

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): The Buyer's offer is subject to overbid as set out in the attached document

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

Date: January 7, 2014

Time: 2:30 p.m.

Location: United States Bankruptcy Court, 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012

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

Mike D. Neue

Lobel, Neue & Till, LLP

840 Newport Center Drive, Suite 750

Newport Beach, CA 92660

Telephone: (949) 999-2860

Fax: (949) 999-2870

Email: mneue@intlaw.com

Date: 12/17/2013

Attachment

While the Debtor is prepared to accept the Buyer's offer for the Properties, as set out above, he is obligated to seek the maximum price for the Properties. Accordingly, the Debtor requests that the Court authorize him to implement an overbid procedure regarding the sale of the Properties per the following terms.

An interested bidder must notify Debtor's counsel of its interest, in writing, at least three days prior to the hearing on the Motion. An interested party can contact the Debtor's counsel by mail, e-mail, telephone or fax at the addresses and numbers set out in the notice of sale.

The minimum bid for the Debtor's interest in both Properties is \$617,500 (the "Minimum Bid"), \$20,000 more than the offer submitted by the Buyer. If more than one party is interested in bidding on the Properties, the bidding shall occur in increments of \$1,000 at the hearing on the Motion. Any bid must be for both Properties together. Representatives of any party bidding on the Properties must be present, either in person or telephonically, on the day of the hearing on the Motion. Any overbidder must agree to pay all closing costs associated with the sale, including Bahamian transfer and stamp taxes, the real estate commission and Bahamian legal fees, the same terms agreed to by the Buyer. This amount will be in excess of their submitted bid amount.

The bidder must also submit a deposit to Debtor's counsel, at least three days prior to the hearing on the Motion, in the amount of 15% of the Minimum Bid, \$92,625 (the "Deposit"). Any Deposit made by a successful bidder will be credited against the price paid for the Properties at the time of closing. Closing must occur within thirty days of the hearing on the Motion. If the sale does not close because of a bidder's actions, the Deposit will be forfeit to the Debtor's estate as liquidated damages. A bidder should be prepared to show financial ability to fund the purchase.

ALL SALES WILL BE FREE OF THE TAX LIENS BUT OTHERWISE ON AN AS-IS-BASIS AND THE DEBTOR MAKES NO REPRESENTATIONS REGARDING EITHER OF THE PROPERTIES. A SUCCESSFUL BIDDER WILL ONLY BE ENTITLED TO THE DEBTOR'S INTEREST IN THE PROPERTIES. ALL BUYERS SHOULD BE AWARE THAT THE BAHAMIAN GOVERNMENT HAS REGULATIONS THAT GOVERN THE PURCHASE OF REAL PROPERTY BY FOREIGNERS. ALL POTENTIAL BIDDERS SHOULD CONSULT THEIR OWN LEGAL COUNSEL PRIOR TO SUBMITTING A BID.

If a bidder other than the Buyer buys the Properties at the hearing, the Buyer will be entitled to a break-up fee of \$17,925, 3% of the purchase price proposed in the Sale Agreements.

If a party wants to submit a bid for a hundred percent interest in the Fourth Street Property rather than a fifty percent interest held by the Debtor, the bidder must contact the Debtor's counsel with its proposed bid at least three business days prior hearing on the Motion and provide the Deposit. The bid must net the Debtor's estate at least as much as the Minimum Bid. The offer will still

need to include the Debtor's interest in the Thirteenth Street Property. If such a bid is presented, the Debtor and his counsel will notify the Committee and reach a determination about whether the bid provides sufficient additional benefit to the estate to pursue a sale of a hundred percent interest in the Fourth Street Property through consent of the co-owners or Section 363(h) of the Bankruptcy Code.

In re: Dale Alfred Williams Debtor(s).	CHAPTER: 11 CASE NUMBER: 2:12-bk-15652 RK
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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:

840 Newport Center Drive
Suite 750
Newport Beach, CA 92660

A true and correct copy of the foregoing document entitled (*specify*): **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 **December 17, 2013**, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On **December 17, 2013**, 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 **December 17, 2013**, 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.

(Via Overnight 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

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

12/17/2013
Date

Nancy Lockwood
Printed Name

/s/ Nancy Lockwood
Signature

In re: Dale Alfred Williams	Debtor(s).	CHAPTER 11 CASE NUMBER 2:12-bk-15652 RK
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TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Gilbert B Weisman notices@becket-lee.com

SERVED BY UNITED STATES MAIL:

Tennessee Department of Revenue (Request for Special Notice)
c/o TN Attorney General's Office
Bankruptcy Division
PO Box 20207
Nashville, TN 37202-0207

SERVICE BY U.S. MAIL TO THE BAHAMAS ENTITIES

Treasury Department Finance, Ministry of East and North Streets Opposite Police Headquarters PO Box N 7524 Nassau, N.P. The Bahamas	Commonwealth of the Bahamas Public Treasury/Valuation Sect PO Box N-13 Nassau, N.P. The Bahamas,	Caleb and Phebe Sawyer Located at Spanish Wells St. George Cay, The Bahamas
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SEE ATTACHED LIST OF ALL CREDITORS

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