Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Larry D. Simons CLS-B (CBN 179239) larry@lsimonslaw.com LAW OFFICES OF LARRY D. SIMONS 15545 Devonshire Street, Suite 110 Mission Hills, California 91345 P: 818-672-1778; F: 626-389-5607 ☐ *Individual appearing without attorney* ☒ *Attorney for:* Wesley H. Avery, Chapter 7 Trustee	

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

In re: VICTORIA MALONE Debtor(s).	CASE NO.: 2:13-bk-11506 RK CHAPTER: 7 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: May 13, 2014	**Time:** 2:30 p.m.
Location: Courtroom 1675, 255 East Temple Street, Los Angeles, California, 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: April 29, 2014

Description of property to be sold: Real Property Located at 3050 Knob Drive, Los Angeles, California 90065
APN 5455-006-009 and 5455-006-011

Terms and conditions of sale: "As Is, Where Is" pursuant to 11 U.S.C. § 363(b)

Proposed sale price: $420,000

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 email address*):

Ryan Schapery
Keller Williams Realty
439 North Canon Drive #300
Beverly Hills, CA 90210
P: 512-659-0546
Email: rschapery@kw.com

Date: 4/17/14

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 Miguel Gonzalez and Carmen Bautista (collectively, the Buyer) interested in participating as an overbidder 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 "Wesley H. Avery, Chapter 7 Trustee" in the amount of $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 for any reason other than a material breach by the Trustee;

c. Subject to Court approval, the Trustee recommends that the initial overbid be in the amount of $425,000.00 and that subsequent overbids be in the incremental amount of $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 fourteen (14) days from the date of the Order approving the Motion becomes a final order, whichever is earlier. In the event that the Buyer is not the successful bidder of the Property, the successful bidder shall then become they Buyer under the same terms and conditions as set forth in the escrow 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.

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:

15545 Devonshire Street, Suite 110, Mission Hills, CA 91345

A true and correct copy of the foregoing document entitled (*specify*):

NOTICE OF SALE OF ESTATE PROPERTY (LBR FORM 6004-2)

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*) ____4/17/14_____, 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:

Kristin A. Zilberstein: bknotice@mccarthyholthus.com
Wesley H. Avery: wamiracle6@yahoo.com
Heidi Hohler: hhohler@aol.com
Ryan Spitalnick: bnc@amslca.com, vaguirre@amslca.com
Darlene C. Vigil: cdcaecf@bdfgroup..com
OUST-LA: ustpregion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) _4/17/14_____, 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.

Hon. Robert Kwan, 255 East Temple Street, Suite 1682, Los Angeles, CA 90012
Victoria Malone, 7207 Verdugo Crestline Drive, Tujunga, CA 91042

☐ 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*) _____, 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.

☐ 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.

4/17/14	Karen M. Bower	/s/ Karen M. Bower
Date	*Printed Name*	*Signature*