

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Noah Green, State Bar Number 218643 THE RYAN LAW FIRM 80 S. Lake Avenue, Suite 500 Pasadena, CA 91101 (626) 568-8808 (626) 568-8809 ngreen@ryanattorneys.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, ALMA FLORES</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: ALMA FLORES</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-20003 CHAPTER: 11</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 07/02/2013</p>	<p>Time: 3:00 pm</p>
<p>Location: U.S. Bankruptcy Court, Courtroom 1675, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 07/01/2013

Description of property to be sold:

All that certain land situated in the State of California, County of Los Angeles, City of Los Angeles, described as follows:
LOT 224 AND THE EAST HALF OF LOT 223 OF DURAY PLACE, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 50 AND 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN No: 5048-024-026

Terms and conditions of sale:

Subject to liens, claims, encumbrances and/or interests.

Proposed sale price: \$ 825,000.00

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): See attached "Proposed Overbid Procedures."

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):

Noah Green, Esq.
THE RYAN LAW FIRM
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Suite 500
Pasadena, CA 91101
(626) 568-8808
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Date: 06/11/2013

PROPOSED OVERBID PROCEDURES

The proposed Sale to the Buyer is subject to approval of the United States Bankruptcy Court and to qualified overbids. The Debtor-in-Possession's proposed overbid procedures are as follows:

The Buyer has offered to purchase the Property for \$825,000.00 (the "Purchase Price"), cash, \$30,000.00 of which has been tendered, with the \$795,000 to be paid by June 13, 2013 pending the entry of an order approving the sale of the Property. As noted above, however, the sale of the Property is subject to overbid pursuant to the following proposed overbid procedures (the "Overbid Procedures"):

(1) Intent to Bid and Overbid Amount

Any party wishing to bid on the Property ("Overbidder") shall advise the Debtor-in-Possession of their intent to bid on the Property and the amount of their overbid (which must be at least \$5,000.00 more than the current selling price of \$825,000.00) (the "Initial Overbid"), by no later than 12:00 p.m., Pacific Standard Time, on July 1, 2013 (the "Overbid Deadline"). In her absolute and sole discretion, the Debtor-in-Possession shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

Any Overbids subsequent to the Initial Overbid of \$830,000.00 will be in additional increments of \$1,000.00, commencing with the bid amount of \$831,000.00.

(2) Payment of Deposit

Any Overbidder shall provide the Debtor-in-Possession with a cashier's check, payable to "Alma Flores" in an amount of \$35,000 to serve as a deposit towards the total purchase price (the "Deposit"), which represents four percent (4%) of the Initial Overbid. The Deposit must be delivered so that it is received by the Debtor-in-Possession's counsel (whose name and address is set forth on the upper left corner of the first page of this Motion) by no later than the Overbid Deadline.

In the event of any Overbid, the \$30,000.00 deposit from the Buyer shall serve as the Buyer's Deposit.

(3) Evidence of Financial Ability to Perform

Any Overbidder must provide the Debtor-in-Possession with evidence of the proposed buyer's financial ability to pay the full amount of the Overbid so that such evidence is received by the Debtor-in-Possession's counsel by no later than the Overbid Deadline.

(4) Multiple Bids and Auction

In the event the Debtor-in-Possession receives multiple Overbids in the same amount, the Debtor-in-Possession will accept the Overbids in the order they are received and shall advise the party who submitted such Overbid last that it must make a higher Overbid to be eligible to purchase the Property.

All parties who have submitted timely bids and otherwise satisfied the foregoing requirements will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to increase their bid. As stated previously, the Initial Overbid will be in the amount of \$830,000.00, and any subsequent overbids will be in increments of \$5,000.00.

The Debtor-in-Possession will request authority to sell the Property to the bidder who makes the highest Overbid (the "Winning Bidder"), and for authority to sell the Property to the next highest bidder if the Winning Bidder fails to perform.

(5) Tender of Balance of Purchase Price

The Winning Bidder's Deposit shall be applied towards the total purchase price. The Winning Bidder must tender the balance of the total purchase price to the Debtor-in-Possession via cashier's check within five calendar days following entry of the order approving the sale of the Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to the Debtor-in-Possession.

To the extent the Buyer or another Overbidder is not the Winning Bidder, that party's Deposit will be refunded by the Debtor-in-Possession.

(6) Agreement to Terms and Overbid Procedures

Any Overbidder's tender of the Deposit to the Trustee shall serve as that Overbidder's agreement with these proposed overbid procedures and the terms of sale of the Property discussed herein.

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:
80 S. Lake Avenue, Suite 500, Pasadena CA 91101

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 (*date*) 06/12/2013, 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 (*date*) 06/12/2013, 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 (*date*) 06/12/2013, 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.

Judge Robert Kwan via messenger

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.

06/12/2013

Date

Patrick Davoodi

Printed Name


Signature

In re: Flores, Alma	CHAPTER: 11
Debtor(s).	CASE NUMBER: 2:13-bk-20003-RK

ADDITIONAL SERVICE LIST

Flores, Alma

U.S. MAIL NOTIFICATION

Amex
Po Box 981537
El Paso, TX 79998

Bank Of America Na
4161 Piedmont Pkwy
Greensboro, NC 27410

Bank Of The West
2339 Kamehameha Hwy
Honolulu, HI 96819

Bk Of Amer
4060 Ogletown Rd
Newark, DE 19713

Chase Commercial Lending
Attn: Bankruptcy Department
PO Box 9176
Coppell, TX 75019

David & Rose Mary Lomas
4113 La Mirada Drive
Bakersfield, CA 93309

First Hawaiian Bank
Mortgage Service Center
Honolulu, HI 96805

Frankel & Tennant Professional Cor
895 Dove Street Suite 119
Newport Beach, CA 92660-0000

Gecrb/lowes
Po Box 965005
Orlando, FL 32896

Green Tree Servicing L
332 Minnesota St Ste 610
Saint Paul, MN 55101

Jaime Trujillo
13407 Lochrin Lane
Sylmar, CA 91342

Alma Flores
596 Alberta Street
Altadena, CA 91001

Ocwen Loan Servicing
12650 Ingenuity Dr
Orlando, FL 32826

Pioneer Title Agency
State Title Agency Inc
PO Box 6517
Kingman, AZ 86402

Ron E Elliott And Judy K Barnett
14201 Westdale Drive
Bakersfield, CA 93314

Sandstone Properties Inc
Loan Servicing
10877 Wilshire Boulevard Suite 1105
Los Angeles, CA 90024

Sentry Credit
18601 Highway 99 #205
Lynnwood, WA 98037

Labor Commissioner State Of California
Department Of Industrial Relations
Attn: Socorro Lopez
7718 Meany Avenue
Bakersfield, CA 93308

United States Trustee (LA)
725 S. Figueroa Street, 26th Floor
Los Angeles, CA 90017-5413

Los Angeles County Tax Collector
Bankruptcy Unit
P.O. Box 54110
Los Angeles, CA 90051-0110

Los Angeles Division
255 East Temple Street
Los Angeles, CA 90012

Kern County Treasurer-Tax Collector
Attn: Bankruptcy Unit
P.O. Box 579
Bakersfield, CA 93302

In re: Flores, Alma

CHAPTER: 11

Debtor(s).

CASE NUMBER: 2:13-bk-20003-RK

**ELECTRONIC FILING
NOTIFICATION**

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