

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  LINDSEY L. SMITH (State Bar No. 265401) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, CA 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: lls@lnbyb.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Timothy J. Yoo, Ch. 7 Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  AMANDA CULBERT,          Debtor(s).	CASE NO.: 2:13-bk-28787-NB CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 01/14/2014	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 1545, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 01/01/2014

**Description of property to be sold:**  
8816 Wadsworth, Los Angeles, California 90002-1135, APN: 6042-026-014 (the "Property")

**Terms and conditions of sale:**  
The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; 6% broker's commission.

**Proposed sale price:** \$ 135,000.00

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 Exhibit A

**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):**

Lindsey L. Smith  
Levene, Neale, Bender, Yoo & Brill L.L.P.  
10250 Constellation Blvd., Suite 1700  
Los Angeles, CA 90067  
Email: LLS@LNBYB.COM  
Tele: 310-229-1234  
Fax: 310-229-1244

Date: December 20, 2013

# **EXHIBIT A**

### **OVERBID PROCEDURE**

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$1,000 above the Purchase Price, with each additional bid in \$1,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Timothy J. Yoo, Chapter 7 Trustee," in the amount of \$13,500.00 (the "Deposit") by no later than 5:00 p.m. on January 10, 2013; (4) overbidders must purchase the Property on the same terms and conditions as the Purchaser; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

## 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: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

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 20, 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:

Deborah R Bronner on behalf of Debtor Amanda Culbert  
debbonner@aol.com

Nancy Ly on behalf of Creditor Ocwen Loan Servicing, LLC  
bknotice@rcolegal.com, nly@rcolegal.com

Nancy Ly on behalf of Interested Party Courtesy NEF  
bknotice@rcolegal.com, nly@rcolegal.com

Lindsey L Smith on behalf of Trustee Timothy Yoo (TR)  
lls@lnbyb.com

United States Trustee (LA)  
ustpreion16.la.ecf@usdoj.gov

Timothy Yoo (TR)  
tjytrustee@lnbrb.com, tyoo@ecf.epiqsystems.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On **December 20, 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.

### **VIA U.S MAIL**

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 20, 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.

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**VIA ATTORNEY SERVICE**

The Hon. Neil W. Bason  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1552 / Courtroom 1545  
Los Angeles, CA 90012

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.

December 20, 2013  
*Date*

Marla L. Fuentes  
*Printed Name*

*/s/ Marla L. Fuentes*  
*Signature*