

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>James A. Dumas (SBN 76284) Christian T. Kim (SBN 231017) Dumas & Associates 3435 Wilshire Boulevard, Suite 990 Los Angeles, CA 90010 (t) 213-368-5000 (f) 213-368-5009 ckim@dumas-law.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Movant, Carolyn A. Dye, Chp. 7 trustee</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: RIMOUN DAOUD MANSOUR,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-29551-BR CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 08/27/2014</p>	<p>Time: 10:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 08/13/2014

Description of property to be sold:
1040 West Avenue H-1, Lancaster, California 93534, Los Angeles County Assessor Parcel Number 3120-0010-010.

Terms and conditions of sale:
See notice of hearing attached hereto as Exhibit "A"

Proposed sale price: \$ 85,000.00

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 notice of hearing attached hereto as Exhibit "A"

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

08/27/2014 at 10:00 a.m. at 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012.

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

Christian T. Kim
Dumas & Associates
3435 Wilshire Boulevard, Suite 990
Los Angeles, CA 9001
ckim@dumas-law.com
p-213-368-5000
f-213-368-5009

Date: 08/06/2014

1 James A. Dumas (SBN 76284)
2 Christian T. Kim (SBN 231017)
3 DUMAS & ASSOCIATES
4 3435 Wilshire Boulevard
5 Suite 990
6 Los Angeles, California 90010
7 Phone: 213-368-5000
8 Fax: 213-368-5009

9 Attorneys for Chapter 7 Trustee,
10 Carolyn A. Dye

11
12 **UNITED STATES BANKRUPTCY COURT**
13 **CENTRAL DISTRICT OF CALIFORNIA**
14 **LOS ANGELES DIVISION**
15

16 Case No.: 2:13-bk-29551-BR

17 [Chapter 7 – Converted from Chapter 11]

18 In re

19 RIMOUN DAOUD MANSOUR,

20 Debtor,

21 **NOTICE OF HEARING ON TRUSTEE'S**
22 **MOTION FOR ORDER AUTHORIZING**
23 **SALE OF REAL PROPERTY OF THE**
24 **ESTATE [1040 West Avenue H-1, Lancaster,**
25 **California 93534] FREE AND CLEAR OF**
26 **LIENS AND INTERESTS, SUBJECT TO**
27 **HIGHER AND BETTER OFFERS, AND**
28 **APPROVING OVERBIDDING**
PROCEDURES

Date: August 27, 2014

Time: 10:00 a.m.

Place: Roybal Federal Building

255 E. Temple Street, Ctrm 1668

Los Angeles, California 90012

Judge: Hon. Barry Russell

///

1 **TO THE HONORABLE BARRY RUSSELL, UNITED STATES BANKRUPTCY COURT**
2 **JUDGE, THE DEBTOR AND HIS COUNSEL, THE UNITED STATES TRUSTEE AND ALL**
3 **CREDITORS AND INTERESTED PARTIES:**

4 PLEASE TAKE NOTICE that on August 27, 2014 at 10:00 a.m. a hearing will be held in
5 Courtroom 1668 before the Honorable Barry Russell, United States Bankruptcy Judge, in the United
6 States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, California to consider the
7 motion of the Chapter 7 Trustee herein, Carolyn A. Dye ("Trustee"), for an order authorizing the sale
8 of the real property located at 1040 West Avenue H-1, Lancaster, California 93534, Los Angeles
9 County Assessor Parcel Number 3120-001-010 ("Property"), free and clear of liens and interests, and
10 subject to higher and better offers, and approving overbidding procedures ("Motion"). The Motion is
11 based on the following:
12

13
14 Trustee proposes to sell the Property to DRI Holdings and/or its assignee ("Buyer") for a total
15 consideration of Eighty-Five Thousand Dollars (\$85,000). The estate will pay \$5,100 in sales
16 commissions (6%) and the usual closing costs (estimated at 2%). Buyer has paid a total of Three
17 Thousand Dollars (\$3,000) as a deposit into escrow. Escrow is scheduled to close within fourteen
18 (14) days of the date on which the order approving the sale of the Property is entered on the Court's
19 docket. The sale is on an "as is - where is" basis and not subject to any contingencies.
20

21 A. Condition of the Property

22 The sale is on an "as is - where is" basis. The Trustee makes no warranties nor
23 representations of any kind as to the condition of the Property in connection with the sale. The
24 Trustee and Buyer agree to the following conditions:
25

- 26 1. The Trustee will not undertake to make any repairs, preventative or otherwise.
- 27 2. The sale is subject to Bankruptcy Court approval which shall necessarily include an

28 overbid process.

B. Broker's Commission.

Pursuant to the Trustee's listing agreement with Coldwell Banker and Berkshire Hathaway (collectively the "Brokers"), and subject to Bankruptcy Court approval, Brokers are to receive compensation from the estate of commission equal to a total of six percent (6%) of the gross sales price of the Property, of which, 3% shall be paid to the Coldwell Banker (Bill Friedman) and Berkshire Hathaway (Mark Troth) and 3% to the Buyer's broker, Berkshire Hathaway, Jodie Sheperd-Troth. Such commission is to be paid only if the sale of the Property is actually consummated and only out of the actual cash proceeds of the sales. The commission payable will be split as provided in the executed contracts. If a sale is confirmed to an overbidder represented by a different broker, then the proposed commission will be divided between the Trustee's Brokers and any broker for the successful overbidder. Commissions will be paid through escrow.

C. Overbidding Procedures.

One of the conditions of the offer is that Trustee must seek approval from the Bankruptcy Court and the sale is subject to overbids. Trustee submits the following terms and conditions for the submission of overbids to purchase the Property at the hearing on the Motion.

1. Minimum Overbids. The minimum overbid for the Property shall be \$3,000 above the present offer and any subsequent overbids shall be at least \$1,000 over the preceding offer.

2. Minimum Deposits. A minimum deposit of \$3,000 plus the initial overbid of \$3,000, or a total of \$6,000, shall be by cashier's check payable to "Carolyn A. Dye ATF Rimoun Mansour," and must accompany any overbid offer for the Property with evidence of the ability to close the transaction. In the event the approved Buyer does not close the transaction, the deposit will be non-refundable if the overbid is accepted and the sale does not close within fourteen (14) days of the date on which the Order approving the sale of the Property is entered by the Court.

~~3. Overbidders are requested to submit to the Trustee, not later than 48 hours before the~~

1 hearing date, a cashier's check for the required deposit and evidence of the ability to close. The
2 Trustee will promptly advise any proposed overbidder of any disapproval of qualifications, giving the
3 overbidder an opportunity to correct the deficiency. The Trustee holds sole discretion in accepting
4 and rejecting all overbids. In any event, the proponent of each overbid must submit, not later than
5 one hour prior to the date and time of the hearing on the sale, a cashier's check for \$6,000 and
6 evidence of the financial ability to close escrow within fourteen (14) days of submission of overbid.
7 This evidence must at a minimum include a demonstration of firm financing commitment from a
8 recognized lender and/or sufficient liquid funds on deposit, all to the satisfaction of the Trustee.
9

10 4. All overbids for the Property must provide for payment of the entire purchase price at
11 the close of escrow.

12 5. Any overbids shall offer to purchase the Property on a "as-is - where is" basis and
13 shall contain no conditions, contingencies or addendum in addition to those contained in the terms
14 agreed to between Trustee and Buyer and presented to this Court.
15

16 6. All due diligence investigations shall be conducted prior to the sale hearing.

17 7. At the conclusion of the hearing on the Motion, the Court shall determine the highest
18 and best offer for the Property, and the Trustee shall proceed to consummate the sale of the Property
19 in accordance with such offer to the highest bidder without further notice to creditors or hearing
20 before this Court.
21

22 8. The overbidder's deposit is non-refundable in the event that Court confirms the sale
23 but, for any reason whatsoever, the overbidder fails to close the sale timely. The overbidding party
24 will be bound by all of the terms of sale proposed in this Motion) as incorporated by reference in the
25 sales contract) except as to price, without contingencies of any kind, including financing
26 contingencies, and shall close the escrow no more than fourteen (14) days after the entry of the order
27 approving the Motion.
28

b

9. The Trustee also seeks a ruling that the party to whom the Court confirms the sale are good faith purchasers for purposes of 11 U.S.C. §363(m).

You may request a complete copy of the Motion from:

Christian T. Kim
Dumas & Associates
Counsel for the Trustee
3435 Wilshire Boulevard, Suite 990
Los Angeles, CA 90010

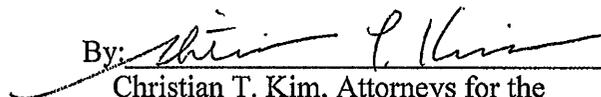
A complete copy of the Motion is also on file with the Clerk of the Court and may be viewed at the United States Bankruptcy Court, 255 E. Temple Street, Room 940, Los Angeles, CA 90012.

PLEASE TAKE FURTHER NOTICE that any objection to the Motion or the proposed sale must be made in writing and filed with the Court no later than fourteen (14) days prior to the hearing in conformity with Local Bankruptcy Rule 9013-1(f), and consist of a written statement of all reasons in opposition, an answering Memorandum of Points and Authorities, declarations, and documentary evidence on which the responding party intends to rely.

PLEASE TAKE FURTHER NOTICE that pursuant to Local Bankruptcy Rule 9013(h), any objection not timely filed and served may be deemed by the Court to be consent to the relief requested and may result in the Court's issuance of an order without further notice or hearing.

Dated: August 6, 2014

DUMAS & ASSOCIATES

By: 
Christian T. Kim, Attorneys for the
Chapter 7 Trustee, Carolyn A. Dye

Service Date: August 6, 2014

In re: Rilmoun Daoud Mansour	CHAPTER: 7 CASE NUMBER: 2:13-bk29551-BR
Debtor(s).	

DRI Holdings, LLC
 c/o James W M Charlton
 42231 6th St., W Ste. 204
 Lancaster, CA 93534

Daniel Park
 Law Offices of Steven Fox
 17835 Ventura Blvd Ste 306
 Encino, CA 91316

Label Matrix for local noticing
0973-2
Case 2:13-bk-29551-BR
Central District Of California
Los Angeles
Wed Aug 6 12:11:56 PDT 2014
Dumas & Associates
3435 Wilshire Blvd., Ste. 990
Los Angeles, CA 90010-1998

BBCN Bank
c/o Hemar, Rouso & Heald, LLP
15910 Ventura Blvd., 12th Floor
Encino, CA 91436-2802
LEA ACCOUNTANCY
3435 Wilshire Blvd Ste 990
Los Angeles, CA 90010-1998

County of Kern, State of California
C/O Treasurer/Tax Collector's Office
Attn: Bankruptcy Division
PO Box 579
Bakersfield, Ca 93302-0579

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

William Friedman
8840 S Sepulveda Blvd
Los Angeles, CA 90045-4833

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

ALLIED BEVERAGES INC
13287 RALSTON AVE
SYLMAR CA 91342-1255

ANHEUSER BUSCH
A-B SALES OF SYLMAR
15420 COBALT ST
SYLMAR CA 91342-2731

American Express
9111 Duke Blvd.
Mason, OH 45040-8999

American Express
P.O. Box 297871
Fort Lauderdale, FL 33329-7871

American Express
P.O. Box 3001
16 General Warren Blvd.
Malvern, PA 19355-1245

American Express Bank, FSB
c o Becket and Lee LLP
POB'3001
Malvern, PA 19355-0701

American Express Centurion Bank
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

Asset Acceptance, LLC
Attn: Bankruptcy Department
P.O. Box 2036
Warren, MI 48090-2036

Asset Acceptance, LLC
P.O. Box 1630
Warren, MI 48090-1630

BOE Cashiers Section MIC:13
PO Box 942879
Sacramento CA 94279-0001

CALIFORNIA STATE LOTTERY
4106 E COMMERCE WAY
SACRAMENTO CA 95834-9679

Cach, LLC
4340 S. Monaco St., Unit 2
Denver, CO 80237-3408

Cach, LLC
c/o Mandarich Law Group, LLP
6301 Owensmouth Ave., Suite 850
Woodland Hills, CA 91367-2271

Cach, LLC / Square Two Financial
Attention: Bankruptcy
4340 S. Monaco St., 2nd Floor
Denver, CO 80237-3485

Citibank, N.A.
c/o American InfoSource LP
PO Box 248840
Oklahoma City, OK 73124-8840

City of Lancaster
Code Enforcement Division
44933 Fern Ave
Lancaster CA 93534-2461

Department Stores National Bank/American Exp
Bankruptcy Processing
Po Box 8053
Mason, OH 45040-8053

(p)DISCOVER FINANCIAL SERVICES LLC
PO BOX 3025
NEW ALBANY OH 43054-3025

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Ford Motor Credit Company LLC
P O Box 6275
Dearborn MI 48121-6275

Ford Motor Credit Company LLC
P.O. Box 7172
Pasadena, CA 91109-7172

Franchise Tax Board
PO Box 2952
Sacramento CA 95812-2952

GALLO WINE COMPANY
2650 COMMERCE WAY
LOS ANGELES CA 90040-1481

GIANT WHOLESALE
8232 SUNLAND BLVD
SUN VALLEY CA 91352-3361

Homecomings Financial
PO Box 205
Waterloo IA 50704-0205

INTERNAL REVENUE SERVICE*
300 North Los Angeles Street
M/S 5022
Los Angeles, CA 90012-3351

Innovat Col
P.O. Box 3500
Tustin, CA 92781-3500

Kern County Treasurer Tax Colle
1115 Tuxton Ave
Bakersfield CA 93301

Kern County Treasurer and Tax Collector
PO Box 579
Bakersfield CA 93302-0579

Kern County Treasurer and Tax Collector Offi
Attn Bankruptcy Division
c/o Linda Delgado
PO BOX 579
Bakersfield CA 93302-0579

Lincoln Automotive Finance
12110 Emmet St
Omaha NE 68164-4263

Lincoln Automotive Finance
12110 Emmet St.
Omaha, NE 68164-4263

Lincoln Automotive Financial Svcs
PO Box 7172
Pasadena CA 91109-7172

Los Angeles Country
Treasurer and Tax Collector
PO Box 54110
Los Angeles CA 90054-0110

Los Angeles Office of the City Attorney
Attn: Wendy A. Loo, Esq
200 North Main Street Suite 920
Los Angeles CA 90012-4128

MERCEDES BENZ FINANCIAL
C/O DAIMLER TITLE CO
PO BOX 997545
SACRAMENTO CA 95899-7545

Mandarich Law Group LLP
6301 Owensmouth Ave. Ste 850
Woodland Hills CA 91367-2271

Maxim Group
99 Sunnyside Blvd
Woodbury NY 11797-2069

Mayan Resorts
PO Box 56369
Houston TX 77256-6369

NARA Bank
Hemar, Rousso and Heald LLP
15910 Ventura Blvd 12th Fl
Encino CA 91436-2802

NARA Bank
c/o Jennifer Crastz
Hemar, Rousso & Heald, LLP
15910 Ventura Blvd., 12th Flr.
Encino, CA 91436-2829

Nina Homs
2837 Joaquin Dr
Burbank CA 91504-1828

(p)NISSAN MOTOR ACCEPTANCE CORPORATION
LOSS RECOVERY
PO BOX 660366
DALLAS TX 75266-0366

Ocwen Loan Servicing LLC
PO Box 4025
Coraopolis PA 15108-6942

Ocwen Loan Servicing LLC
PO Box 79135
Phoenix AZ 85062-9135

SOUTHERN WINE & SPIRITS OF CA
FILE 56002
LOS ANGELES CA 90074-6002

Sears / CBNA
P.O. Box 6282
Sioux Falls, SD 57117-6282

(p)CALIFORNIA STATE BOARD OF EQUALIZATION
ACCOUNT REFERENCE GROUP MIC 29
P O BOX 942879
SACRAMENTO CA 94279-0029

US Department of Justice
c/o Elan S Levey Assnt US Atty
300 N Los Angeles St Ste 7516
Los Angeles, CA 90012-3341

Western Union
c/o Credit Mediators Inc
PO Box 456
Upper Darby, PA 19082-0456

Carolyn A Dye (TR)
Law Offices of Carolyn Dye
3435 Wilshire Blvd, Suite 990
Los Angeles, CA 90010-1998

M. Jonathan Hayes
15233 Ventura Blvd., Suite 250
Sherman Oaks, CA 91403-2204

Rimoun Daoud Mansour
2837 Joaquin Dr.
Burbank, CA 91504-1828

Steven R Fox
17835 Ventura Blvd Ste 306
Encino, CA 91316-3664

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Discover Financial Services, LLC
P.O. Box 15316
Wilmington, DE 19850

Nissan Motor Acceptance Corp
PO Box 78133
Phoenix AZ 85062

State Board of Equalization
PO Box 942879
Sacramento CA 94279

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(d) LEA Accountancy, LLP
3435 Wilshire Blvd., Suite 990
Los Angeles, CA 90010-1998

(d) Sears CBNA
PO box 6282
Sioux Falls SD 57117-6282

(d) Steven R Fox
17835 Ventura Blvd Suite 306
Encino, CA 91316-3664

End of Label Matrix	
Mailable recipients	62
Bypassed recipients	4
Total	66

In re: Rimoun Daoud Mansour Debtor(s).	CHAPTER: 7 CASE NUMBER: 2:13-bk29551-BR
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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: 3435 Wilshire Blvd., Ste. 990, Los Angeles, CA 90010.

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*) **August 6, 2014**, 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:

- Jennifer Witherell Crastz jcrastz@hemar-rousso.com
- James A Dumas jdumas@dumas-law.com
- Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.epiqsystems.com;atty@cadye.com
- Steven R Fox emails@foxlaw.com
- Christian T Kim ckim@dumas-law.com
- John H Kim jkim@cookseylaw.com
- Elan S Levey elan.levey@usdoj.gov, louisalin@usdoj.gov
- Ron Maroko ron.maroko@usdoj.gov
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Miri Kim Wakuta mkwakuta@dumas-law.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **August 6, 2014**, 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.

Rimoun Daoud Mansour
2837 Joaquin Dr.
Burbank, CA 91504

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*) **August 6, 2014**, 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.

US Bankruptcy Court
Honorable Barry Russell
255 E. Temple St., Crt room 1668
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.

August 6, 2014	Danielle M. Landeros	<i>/s/ Danielle M. Landeros</i>
Date	Printed Name	Signature