

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Leonard M. Shulman - State Bar No. 126349 Melissa Davis Lowe - Bar No. 245521 SHULMAN HODGES & BASTIAN LLP 8105 Irvine Ctr Dr., #600 Irvine CA 92618 949-340-3400 949-340-3000  lshulman&shbllp.com; mlowe@shbllp.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sam S. Leslie, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: YOUNG SOON SHIN AKA SOPHIA SHIN           Debtor(s).	CASE NO.: 2:13-bk-38246-SK CHAPTER: 7           <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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(Subject to approval of the <b>Sale Date:</b> June 25, 2014 Court at a later date)	<b>Time:</b> 9:00 am
<b>Location:</b> United States Bankruptcy Court, outside COURTROOM 1575, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** June 24, 2014

**Description of property to be sold:** Real Property located at 5629 Terrace Drive, La Crescenta, CA

**Terms and conditions of sale:** See Sale Procedure Motion attached hereto. Subsequent motion to approve the sale to be filed at a later date

**Proposed sale price:** \$1,050,000.00

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):** First overbid required of \$1.060 million and increments of \$5,000 thereafter.

Overbids must be received by 4:00 p.m. PST on June 20, 2014. See Sale Procedure Motion attached hereto for additional procedures.

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

(Subject to approval of the

June 25, 2014 at 9:00 a.m. Court at a later date)

Edward R. Roybal Federal Building

255 East Temple Street,

Los Angeles, California 90012

Outside Courtroom 1575

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

MELISSA DAVIS LOWE

Shulman Hodges & Bastian

8105 Irvine Center Drive, Suite 600

Irvine, CA 92618

949-340-3400 or 949-340-3000

mlowe@shbllp.com

Date: June 10, 2014

## 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:  
8105 Irvine Center Drive, Suite 600, Irvine CA 92618

A true and correct copy of the foregoing document entitled: **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)* 6/10/2014, 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:

Service information continued on attached page

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

On *(date)* \_\_\_\_\_, 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)* 6/10/2014, 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.

VIA PERSONAL DELIVERY: Honorable Sandra R. Klein, Courtroom 1575, 255 E. Temple St. (Bin outside of Suite 1582), 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.

June 10, 2014      Laurie Verstegen  
*Date*                      *Printed Name*

/s/LAURIE VERSTEGEN  
*Signature*

PROOF OF SERVICE (cont'd)

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

Leonard M Shulman on behalf of Trustee Sam S Leslie (TR) lshulman@shbllp.com  
Melissa Davis Lowe on behalf of Trustee Sam S Leslie (TR) mdavis@shbllp.com  
Merdaud Jafarnia on behalf of Creditor M&T Bank as servicer for Lakeview Loan Servicing, LLC,  
its assignees and/or successors, by and through its servicing agent M&T Bank  
bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com  
Ramesh Singh on behalf of Interested Party Recovery Management Systems Corporation  
claims@recoverycorp.com  
Sam S Leslie (TR) sleslie@trusteeleslie.com,  
sleslie@ecf.epiqsystems.com;trustee@trusteeleslie.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Young K Chang on behalf of Debtor Young Soon Shin bklaw3@yahoo.com