

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (SBN 155531) 800 S. Figueroa Street, Suite 1260 Los Angeles, California 90017 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: tjy@lnbyb.com Chapter 7 Trustee <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: LUIS ALBERTO CASILLAS AND DORIS ELIZABETH CASILLAS, Debtor(s).	CASE NO.: 2:15-bk-10933-BB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/08/2015	Time: 10:00 am
Location: Courtroom 1475, 255 E. Temple Street, Los Angeles, California	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 07/01/2015

Description of property to be sold: _____
4727 Townsend Avenue, Los Angeles, California

Terms and conditions of sale: _____
Condition of Property: "as-is" without any representations or warranties of any kind, subject to all lien and encumbrances

Proposed sale price: \$ 550,000.00

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 Proposed Overbidding Procedures attached as Exhibit "1" hereto

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):

Timothy J. Yoo, Chapter 7 Trustee
800 South Figueroa Street, No. 1260
Los Angeles, CA 90017
Telephone (310) 229-1234
Facsimile (310) 229-1244
Email: tjy@lnbyb.com

Date: 06/23/2015

EXHIBIT “1”

Proposed Overbidding Procedures

(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 \$5,000 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, by way of cashier's check made payable to "Timothy J. Yoo, Chapter 7 Trustee," in the amount of \$55,500 (the "Deposit") at the hearing on the Motion;

(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 the 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, No. 1700, Los Angeles, California 90067

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)* 06/23/2015, 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:

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

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/23/2015, 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. Sheri Buluebond, 255 E. Temple Street, Suite 1482 / Courtroom 1475 Los Angeles, CA 90012

☐ 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.

06/23/2015
Date

Marla L. Manion
Printed Name

/s/ Marla L. Manion
Signature