

Overbid procedure (if any): Please see attached.

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

N/A

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

Jonathan Gura
Susi & Gura
7 West Figueroa Street, 2nd Floor
Santa Barbara, CA 93101
Ph.: (805) 965-1011
Fax: (805) 965-7351
Email: jon@susigura.com

Date: 12/30/2013

OVERBID PROCEDURES

1. Bidders must submit their bid for the Assets to the Debtor's counsel, Jonathan Gura, Susi & Gura ("S&G"), PC, 7 W. Figueroa Street, Second Floor, Santa Barbara, CA 93101, Phone (805) 965-1011, Fax (805) 965-7351, jon@susigura.com, no later than 5:00 p.m. Pacific Daylight Time on the day prior to the hearing on this motion.
2. Bidders must deposit with the Debtor's counsel, Jonathan Gura, Susi & Gura, PC, 7 W. Figueroa Street, Santa Barbara, California 93101, \$75,000 in certified funds or a cashiers check no later than 5:00 p.m. Pacific Daylight Time on the day prior to the hearing on this motion.
3. The initial overbid for the Assets shall be for no less than \$75,000, and subsequent overbids shall be in increments of \$25,000.
4. The Assets shall be sold to the highest bidder at the hearing on the Debtor's Motion to Sell Assets Pursuant to Section 363 of the Bankruptcy Code to take place at the hearing on this motion (the "Sale Hearing").
5. The highest bidder at the Sale Hearing shall pay the balance between the deposit and the successful overbid to S&G no later than 5:00 p.m. Pacific Daylight Time on the fifth business day after the Sale Hearing.
6. If the highest bidder fails to timely pay the balance of the purchase price to S&G (the "Non-performing Bidder"), the Debtor may sell the Assets to the next highest bidder without further order of the court and the Non-performing Bidder shall forfeit its deposit.
7. S&G shall refund the deposit of any unsuccessful bidder to that bidder within seven calendar days following the Sale Hearing.
8. In the event the assets are sold to a party other than the Buyer, a break-up fee shall be payable to the Buyer equal to the actual, necessary and reasonable expenses incurred by the Buyer in pursuing the purchase of the Assets up to an amount not to exceed \$75,000.
9. The sale of the Assets shall be "as is, where is."

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:

7 West Figueroa Street, 2nd Floor, Santa Barbara, CA 93101

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) 12/31/13, 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) 12/31/13, 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) 12/31/13, 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.

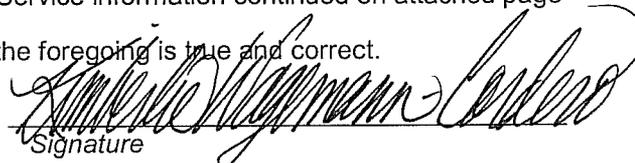
By Personal Delivery:

The Honorable Robin Riblet, U.S. Bankruptcy Court
1415 State Street
Santa Barbara, CA 93101

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 31, 2013 Kimberlie Wagemann-Cordero
Date Printed Name


Signature

SERVICE LIST

Alma Rosa Winery & Vineyards - BK NO. 9:12-bk-12837-RR
Richard and Thekla Sanford - BK NO. 9:12-bk-12836-RR

SERVED ELECTRONICALLY

Beth Collins-Burgard Bcollins@bhfs.com, Jjung@bhfs.com, Meldridge@bhfs.com, Lmoore@bhfs.com
Michaeline H Correa mcorrea@hopkinscarley.com, cknode@hopkinscarley.com
Brian D Fittipaldi brian.fittipaldi@usdoj.gov
Jonathan Gura jon@susigura.com, kim@susigura.com
Stephen J Kottmeier skottmeier@hopkinscarley.com, jmacaluso@hopkinscarley.com
Peter Susi kim@susigura.com, peter@susigura.com
United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov

SERVED BY E-MAIL

Perry W Wade perry.w.wade@gt-cs.com
Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com

SERVED BY U.S. MAIL

Debtors

Alma Rosa Winery & Vineyards
c/o Richard and Thekla Sanford
7250 Santa Rosa Road
Buellton, CA 93427

J. Richard Sanford and
Thekla B. Sanford
7250 Santa Rosa Road
Buellton, CA 93427

Requests for Special Notice

Susan F. Petrovich
Brownstein Hyatt Farber Schreck
21 East Carrillo Street
Santa Barbara, CA 93101

Capital One, N.A.
7933 Preston Road
Mail Code 31063-1111
Plano, TX 75024