

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jonathan Gura Susi & Gura 7 West Figueroa Street, 2nd Floor Santa Barbara, CA 93101 805-965-1011 805-965-7351 Bar No. 214240 jon@susigura.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors & Debtors-in-Possession	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -	
In re: J. RICHARD SANFORD and THEKLA B. SANFORD Debtor(s).	CASE NO.: 9:12-bk-12836-RR CHAPTER: 11 <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: March 19, 2013	Time: 10:00 a.m.
Location: 1415 State Street, Santa Barbara, California, Courtroom 201	

Type of Sale: Public Private **Last date to file objections:** March 5, 2013

Description of property to be sold: Real property located at 7250 Santa Rosa Road, Buellton, CA 93427, consisting of 102 acres of agricultural land, including 72 acres of plantable vineyard acreage, the Alma Rosa Winery & Vineyard tasting room and administrative offices, an employee house, and two trailers.

Terms and conditions of sale: \$1,700,000 cash on close of escrow, with initial deposit of \$51,000 plus a one-year leaseback.

Proposed sale price: \$1,700,000

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]

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

805-965-1011; 805-965-7351 (fax)

Date: 2/15/13

OVERBID PROCEDURES

1. Any party wishing to overbid shall deposit a Cashier's Check in the amount of \$75,000 with Debtor's counsel, Peter Susi, payable to Susi & Gura Trust Account, at least 48 hours prior to the scheduled hearing on this motion.

2. The sale shall be for all cash and on the same terms as the proposed sale to Buyer as reflected in Exhibits "A" and "B" to the motion.

3. First minimum overbid shall be \$1,775,000 or as otherwise may be fixed by the court at the hearing, with subsequent overbid intervals as fixed by the court, and shall be on the same terms as the proposed sale to Wagner. The overbidder shall have no further due diligence period, and the sale will be as is and where is, without warranty.

4. Successful overbidders to open escrow within three business days following the hearing.

5. Overbidder's \$75,000 deposit shall be forfeited if the overbidder fails to close the purchase in a timely manner, through no fault of seller.

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)* 2/15/13, 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)* 2/15/13, 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)* 2/15/13, 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.

2/15/13
Date

CHERYL NICCOLI
Printed Name


Signature

SERVICE LIST

J. Richard Sanford and Thekla B. Sanford
BK NO. 9:12-bk-12836-RR

SERVED ELECTRONICALLY

Brielyn S Atwater bknotice@mccarthyholthus.com
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United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov

SERVED BY U.S. MAIL

Debtors

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

Requests for Special Notice

Capital One, N.A.
7933 Preston Road
Mail Code 31063-1111
Plano, TX 45024

Via ECF

McCarthy & Holthus, LLP
Brielyn S Atwater bknotice@mccarthyholthus.com