Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Andrew S. Mansfield, SBN 174556 HIGSON CHENEY MANSFIELD, PC 1835 Knoll Drive Ventura, CA 93003 Tel: 805-642-6405 / Fax: 805-642-4648 email: amansfield@hcmlawfirm.com ☐ *Individual appearing without attorney* ☒ *Attorney for:* Debtor Daniel M. Brucker	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION

In re: Daniel M. Brucker Debtor(s).	CASE NO.: 9:13-bk-12516-RR CHAPTER: 11 AMENDED **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 12/11/2013	**Time:** 10:00 am
Location: 1415 State St., Santa Barbara, CA / Courtroom 201	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 11/27/2013

Description of property to be sold:
18201 E. Telegraph Rd., Santa Paula, California. Two-story industrial building originally constructed in 1927 as citrus packing facility. 80,000 square feet. Situated on three acres. Contiguous to rail line and Highway 126. Recently annexed to Santa Paula. APN 107-0-045-015. Subject to soil remediation and CPU requirements. Currently leased to various tenants for storage space.

Terms and conditions of sale: Proposed sale to Pacific Sonoran, LLC "as is, where is" all cash no contingencies at sales price of $1,400,000. Subject to overbids. First overbid $50,000 greater than sales price. Subsequent overbids in increments of $10,000. Any party wishing to be qualified as buyer shall deposit a cashier's check for $140,000 made payable to Daniel M. Brucker with Higson Cheney Mansfield, PC and provide proof of funding at least 24 hours prior to sale.

Proposed sale price: $ 1,400,000.00

Overbid procedure (*if any*):

Subject to overbids. First overbid $50,000 greater than sales price. Subsequent overbids in increments of $10,000. Any party wishing to be qualified as buyer shall deposit cashier's check for $140,000 and qualifications as specified.

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

Property is to be sold free and clear of all liens, claims, and encumbrances. Hearing on sale procedures occurred November 20, 2013 at 10:00 a.m. Hearing on sale and sale scheduled for December 11, 2013 at 10:00 a.m. in United States Bankruptcy Court, 1415 State St., Santa Barbara, CA 93101.

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

Andrew S. Mansfield, Esq.
1835 Knoll Drive
Ventura, CA 93003
Tel: 805-642-6405
Fax: 805-642-4648
Email: amansfield@hcmlawfirm.com

Date: 12/01/2013

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:

1835 Knoll Drive, Ventura, CA 93003

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*) 12/01/2013, 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:

Brian D. Fittipaldi: brian.fittipaldi@usdoj.gov
David R. Haberbush: dhaberbush@lbinsolvency.com, ahaberbush@libinsolvency.com, abostic@lbinsolvency.com, thurd@lbinsolvency.com, vhaberbush@lbinsolvency.com
Vannessa M. Haberbush: vhaberbush@lbinsolvency.com, dhaberbush@lbinsolvency.com

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 12/01/2013, 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.

Judge Robin Riblet
1415 State St.
Santa Barbara, CA 93101

☒ 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.

12/01/2013	Andrew S. Mansfield	/s/ Andrew S. Mansfield
Date	*Printed Name*	*Signature*

- **Reed H Olmstead** reed@hurlbettlaw.com, rolmstead.ecf@gmail.com
- **Edward G Schloss** egs2@ix.netcom.com
- **Ramesh Singh** claims@recoverycorp.com
- **Peter Susi** kim@susigura.com, peter@susigura.com
- **United States Trustee (ND)** ustpregion16.nd.ecf@usdoj.gov

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5th Floor
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o Michael Torrey
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entura, CA 93009