Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Peter Susi
Hollister & Brace
1126 Santa Barbara Street
Santa Barbara, CA 93101

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[ ] *Individual appearing without attorney*
[X] *Attorney for:* Debtors and Debtors-in-Possession

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN

In re: ROBERT LEE RAINS and BETTY SUE RAINS,

Debtor(s).

CASE NO.: 9:14-bk-10379-PC
CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 10, 2014 **Time:** 9:30 a.m.

Location: 1415 State Street, Courtroom 201, Santa Barbara, CA 93101

Type of Sale: [X] Public [ ] Private **Last date to file objections:** August 27, 2014

Description of property to be sold: Ranch located at 12147 Old Walnut Road, Ojai, California, which includes approximately 20.5 acres of fields and pastures, a 6,200 square foot house, a 700 square foot guest house, a 7 stall barn, a 12 stall "mare motel," and a 3 stall miniature horse barn, in addition to a 1,500 square foot machinery building and barn office with tack room.

Terms and conditions of sale: $4,800,000, all cash at closing. Other terms and conditions are set forth in the Motion and exhibits attached thereto.

Proposed sale price: 4,800,000

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*):

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Date: 8/15/14

OVERBID PROCEDURES

1. Any party wishing to overbid shall deposit a Cashier's Check in the amount of $100,000 with Debtors' counsel, Peter Susi, payable to Robert Lee Rains and Betty Sue Rains, Debtors-in-Possession, at least 48 hours prior to the scheduled hearing on the Motion.

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

3. First minimum overbid shall be $4,900,000 or as otherwise may be fixed by the court at the hearing, with subsequent overbid intervals as fixed by the court. Successful overbidders shall open escrow within 3 business days following the hearing. The overbidder's $100,000 deposit shall be forfeited if the overbidder fails to open escrow, or close the purchase in a timely manner, through no fault of the Debtors.

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:
1126 Santa Barbara Street
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*) 8/15/2014 , 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:

[X] Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 8/15/2014 , 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.

[X] 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*) 8/15/2014 , 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.

By Personal Delivery
The Honorable Peter Carroll, 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.

August 15, 2014	Kimberlie Wagemann-Cordero	Kimberlie Wagemann-Cordero
Date	*Printed Name*	*Signature*

SERVICE LIST

Robert Lee and Betty Sue Rains
Chapter 11 Case No.: 9:14-bk-10379-PC

SERVED ELECTRONICALLY	SERVED BY U.S. MAIL
Brian D Fittipaldi brian.fittipaldi@usdoj.gov Jonathan Gura jon@susigura.com, kim@susigura.com Yvonne Ramirez-Browning BANKRUPTCYCLS@wellsfargo.com, BANKRUPTCYCLS@wellsfargo.com Vincent Renda vr@rendalawoffices.com, ld@rendalawoffices.com Joseph M Sholder sholder@g-tlaw.com Ramesh Singh claims@recoverycorp.com Diane F Suchter ojailaw@verizon.net Peter Susi kim@susigura.com, peter@susigura.com United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov Gilbert R Yabes ch11ecf@piteduncan.com; GRY@ecf.inforuptcy.com	**Debtors** Robert Lee Rains and Betty Sue Rains 12147 Old Walnut Road Ojai, CA 93023