

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number

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Attorney for Robert S. Whitmore, Chapter 7 Trustee for the bankruptcy estate of Theodora Sheldon

FOR COURT USE ONLY

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re:
THEODORA SHELDON

CASE NO.:
6:07-bk-17225-MH

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: December 12, 2012

Time: 11:00 a.m.

Location: Courtroom #303, 3rd Floor, United States Bankruptcy Court, 3420 Twelfth Street, Riverside, California

Type of Sale: Public Private

Last date to file objections:
November 28, 2012

Description of Property to be Sold: Single Family Dwelling. Located at 6331 Candlelight Drive, Riverside, CA 92509

Terms and Conditions of Sale: AS IS, WITH ALL FAULTS

Proposed Sale Price: \$130,000

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:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Robert S. Whitmore, Chapter 7 Trustee
3600 Lime Street, Suite #616
Riverside, California 92501
Telephone: (951) 276-9292
Facsimile: (951) 276-9293

Date: November 20 2012

Notice of Sale of Estate Property

OVERBID INSTRUCTIONS

The bidding shall begin with Buyer's \$130,000 offer, and the initial overbid shall be in the amount of \$135,000 with successive overbids in increments of \$1,000. The Court shall approve the sale to the highest and best bidder as selected and determined by the Trustee. In order to protect the estate against the possibility that the successful bidder will ultimately fail to perform, all prospective bidders shall be required to deposit with the Trustee, prior to the time of the hearing, a certified check or money order in the amount of \$5,000, payable to Robert S. Whitmore, Chapter 7 Trustee. In the event the successful bidder fails to perform within the prescribed escrow period, the deposit shall be non-refundable and immediately forfeit upon such default. Further, the Trustee shall be relieved of any obligation to sell the Property to such defaulting buyer and said forfeiture shall be construed as liquidated damages. In the event the buyer does perform, the deposit shall be credited to the purchase price.