

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>TODD FREALY (SBN 198780) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: taf@lnbyb.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry Simons, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>	
<p>In re:</p> <p>MARYANN BARBARA ANNETTE OSINSKI,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:12-bk-32733-DS CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 03/13/2014</p>	<p>Time: 11:00 am</p>
<p>Location: At U.S. Bankruptcy Court, 3420 12th Street, Courtroom 304, Riverside, CA 92501</p>	

Type of Sale: Public Private **Last date to file objections:** 02/27/2014

Description of property to be sold: At U.S. Bankruptcy Court, 3420 12th Street, Courtroom 304, Riverside, CA 92501
Land Sale Contract with a balance of approxiately \$55,125, less payments after February 1, 2014,
interest at 1.61% per annum and payments of \$999.45 per month through April 30, 2019.

Terms and conditions of sale: _____
Contract purchased "as-is" without any representations or warranties of any kind
Free and clear of liens

Proposed sale price: \$ 37,918.10

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 Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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

March 13, 2014, 11:00 a.m.

Courtroom 304

U.S. Bankruptcy Court

3420 12th Street

Riverside, CA 92501

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

Todd Frealy, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: TAF@LNBYB.COM

Date: 02/20/2014

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

EXHIBIT 1

Overbid Procedures: : (1) any person interested in submitting an overbid for the Land Sale Contract must deliver in writing to the Trustee's counsel no later than 4:00 p.m. PST on March 6, 2014 (the "Deadline") his or her best offer for the Land Sale Contract; (2) overbidders must purchase the Land Sale Contract on the same terms and conditions as the Purchaser; (3) following the Deadline, the Trustee's counsel shall advise the Purchaser of the best overbid received and allow the Purchaser to submit a further offer if he chooses; (4) the Trustee's counsel shall file a status report with the Court 2 days prior to the hearing on the Motion concerning all offers received and the highest and best offer being submitted for approval; and (5) in the event the Purchaser or the successful overbidder cannot timely complete the purchase of the Land Sale Contract, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

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PROOF OF SERVICE OF DOCUMENT

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I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

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 **February 20, 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:

- Patti H Bass ecf@bass-associates.com
- Todd A Frealy taf@lnbrb.com
- Larry D Simons (TR) larry@lsimonslaw.com, c119@ecfcbis.com
- United States Trustee (RS) ustprejon16.rs.ecf@usdoj.gov
- Louis Zimmerman louiszimmerman760@gmail.com

2. SERVED BY UNITED STATES MAIL: On **February 20, 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.

Hon. Deborah J. Saltzman
United States Bankruptcy Court
Central District of California
3420 Twelfth Street, Suite 385 / Courtroom 304
Riverside, CA 92501-3819

United States Trustee
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

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 **February 20, 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.

None.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

February 20, 2014	Stephanie Reichert	/s/ Stephanie Reichert
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>