Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Franklin C. Adams CSB # 085351 franklin.adams@bbklaw.com Best Best & Krieger LLP 3390 University Avenue, Fifth Floor Riverside, California 92501 Telephone: (951) 686-1450 Facsimile: (951) 686-3083 ☐ *Individual appearing without attorney* ☒ *Attorney for:* Robert S. Whitmore Chapter 7 Trustee for the Bankruptcy Estate of Ann Lee Eid-Brooks and Darrell Brooks	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re: Ann Lee Eid-Brooks and Darrell Edward Brooks Debtor(s).	CASE NO.: 6:15-bk-20226-MH CHAPTER: 7 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: MARCH 2, 2016	**Time:** 1:00 P.M.
Location: UNITED STATES BANKRUPTCY COURT, COURTROOM #303, 3RD FLOOR, 3420 TWELFTH STREET, RIVERSIDE, CALIFORNIA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: February 17, 2016

Description of property to be sold: Single Family Dwelling located at :
2767 E. Third Street, Apt., #33, Long Beach, California 90814.

Terms and conditions of sale: AS IS, WHERE IS WITH ALL FAULTS

Proposed sale price: 275,000.00

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:

COURTROOM #303, 3RD FLOOR
UNITED STATES BANKRUPTCY COURT
3420 TWELFTH STREET
RIVERSIDE, CALIFORNIA 92501

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

ROBERT S. WHITMORE CHAPTER 7 TRUSTEE
3600 LIME STREET, SUITE #616
RIVERSIDE, CALIFORNIA 92501
(951) 276-9292

Date: February 10, 2016

EXHIBIT "1"

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3390 UNIVERSITY AVENUE, 5TH FLOOR
P.O. BOX 1028
RIVERSIDE, CA 92502

The Trustee proposes the following overbid procedures subject to Bankruptcy Court approval:

1. The Trustee requests that the Court approve the sale to the highest and best bidder as selected and determined by the Trustee.

2. Potential overbidders must bid an initial amount of at least $5,000 over the Purchase Price offered by the Buyers, thus, the initial overbid must provide for a minimum of $280,000 for the Purchase of the 3rd Street Property. Minimum bid increments thereafter shall be $1,000.

3. Overbids must be in writing and be received by the Trustee on or before 3 days prior to the hearing to approve the sale.

4. Overbids must be accompanied by certified funds in the amount of $5,000 (the "Overbidder's Deposit").

5. If the Buyer is not the successful purchaser, he shall be entitled to refunds of his deposit.

6. In the event the successful overbidder fails to close escrow by reason of the successful overbidder's failure to immediately and unconditionally pay the Purchase Price as increased by overbid in cash or certified funds at the close of escrow, the Overbidder's Deposit shall be non-refundable, said forfeiture shall be construed as liquidated damages, and the Trustee shall be released from his obligation to sell the 3rd Street Property to the successful overbidder.

7. The overbidder must seek to acquire the 3rd Street Property on the terms and conditions not less favorable to the Debtor's bankruptcy estate than the terms and conditions to which the Buyer has agreed to purchase the 3rd Street Property as set for in the Purchase and Sale Agreement, including, without limitation to, the provision that the bidder must be obligated to perform within the same time frame that the Buyer would be obligated to perform under the Purchase Agreement.

8. In the event the buyer does perform, the deposit shall be credited to the purchase price.

9. The Buyers Deposit and any unsuccessful Overbidder's Deposit that is otherwise

refundable shall be refunded within ten (10) days of the final bidding round, without further court order.

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