Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Larry D. Simons, CLS-B (CA Bar No. 179239) larry@lsimonslaw.com Frank X. Ruggier, CLS-B (CA Bar No. 198863) LAW OFFICES OF LARRY D. SIMONS 15545 Devonshire Street, Suite 110 Mission Hills, California 91345 Telephone: 818-672-1778 Fax: 626-389-5607 ☐ *Individual appearing without attorney* ☒ *Attorney for:* Richard A. Marshack, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re: HELEN JANE LINDAHL Debtor(s).	CASE NO.: 8:15-bk-11143-ES CHAPTER: 7 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: December 17, 2015	**Time:** 10:30 a.m.
Location: Courtroom 5A of the United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 12/3/15

Description of property to be sold: All of the Estate's right, title and interest in the "Business Assets" as specifically defined in the Trustee's Motion and the Asset Purchase Agreement, but generally described as the estate's interest in the lease and all furniture, fixtures, equipment, inventory and supplies of MN8 Salon & Day Spa located at 26741 Rancho Parkway, Lake Forest, CA 92630

Terms and conditions of sale: All cash on an "As Is, Where Is" basis without any warranties either express or implied. Sale is subject to any and all known and unknown liens and encumbrances pursuant to 11 U.S.C. SEction 363(b). The Sale is subject to Bankruptcy Court approval

Proposed sale price: $75,000.

Overbid procedure (*if any*): Proposed initial overbid is $80,000. Any party that wishes to place an overbid on the Business Assets must submit to the Trustee at least five (5) business days prior to the hearing on the Motion, certified funds (cashier's check or money order) made payable to "Richard A. Marshack, Chapter 7 Trustee" in the amount of $7,000.00, which amount shall be paid by any successful overbidder as a nonrefundable deposit and held by the Trustee in a trust account pending closing of the sale transaction. Additionally, at the time of the sale, any overbidder must demonstrate the ability to consummate the sale transaction. The Debtor shall have the right to participate in any overbid proceeding. In the event of an overbid proceeding, the remaining monies owed on the Business Assets shall be paid within thirty (30) days of the Sale order becoming a final order

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*):

Frank X. Ruggier, counsel for Richard A. Marshack, Ch. 7 Trustee
LAW OFFICES OF LARRY D. SIMONS
15545 Devonshire Street
Mission Hills, CA 91345
Tel: (818) 672-1778
Email: frank@lsimonslaw.com

Date: 11/19/15

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:

15545 Devonshire Street, Suite 110, Mission Hills, CA 91345

A true and correct copy of the foregoing document entitled (*specify*): _

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*) ___**11/19/15**_____, 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:

Richard A. Marshack: pkraus@marshackhays.com
United States Trustee (Santa Ana) ustpregion16.sa.ecf@usdoj.gov
James P. Doan: ecf@doanllawfirm.com

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:
On (*date*) ___**11/19/15**_____, 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.

Debtor: Helen Lindahl, 28554 Sorano Cove, Trabuco Canyon, CA 92679
Judge's Copy: Hon. Erithe Smith, 411 West Fourth Street, Suite 5041, Santa Ana, CA 92701-4593

☐ 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.

11/19/15	Karen M. Bower	/s/ Karen M. Bower
Date	*Printed Name*	*Signature*