

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Nanette D. Sanders (State Bar No. 120169) nanette@ringstadlaw.com Brian R.M. Nelson (State Bar No. 279620) brian@ringstadlaw.com RINGSTAD & SANDERS LLP 2030 Main Street, Suite 1600 Irvine, CA 92614 Telephone: 949-851-7450 Facsimile: 949-851-6926</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karen Sue Naylor, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: RAYMOND LEE COX and KAREN SUE COX</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 8:12-bk-20725 CB CHAPTER: 7</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 06/25/2013</p>	<p>Time: 2:30 pm</p>
<p>Location: USBC, Courtroom 5D, 411 West Fourth Street, Santa Ana, CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 06/11/2013

Description of property to be sold: An approximately 14,642 square foot freestanding building located in the city of Norco, County of Riverside, State of California, and is commonly known by the street address of 2000 5th Street. Upon investigation, the Trustee has determined that the Property has a current value of approximately \$1,500,000 and that the secured debt encumbering the Property currently totals approximately \$1,010,000 (not including any outstanding property taxes).

Terms and conditions of sale: Sale of the Property to DFH Properties, LLC ("DFH"). Escrow to close within 30 days of the entry of an order of the Court authorizing the sale, unless otherwise agreed to in writing by the parties. DFH has made an an initial deposit with the Trustee in the sum of \$100,000. The deposit is refundable to DFH only if an overbid is approved by the Court. The sale is "as is" without warranties of any kind, and the buyer has no contingencies in the proposed sale transaction.

Proposed sale price: \$ 1,430,000.00

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 attachment.

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

The Trustee proposes to sell the Property free and clear of liens, claims, and encumbrances. The sale will take place on June 25, 2013, at 2:30 p.m., in Courtroom 5D of 411 West Fourth Street, Santa Ana, California 92701.

PLEASE NOTE that parties desiring to bid on the Property must comply with the overbid procedures, described in the Motion and in the document attached hereto. Among other things, the overbid procedures require bids to be received by the Trustee no later than 4:00 p.m. two business days prior to the June 25, 2013 hearing on the Motion.

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

To bid, please contact the broker for Karen Sue Naylor, Chapter 7 Trustee in the above-captioned Chapter 7 proceeding, as follows:

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way, Suite 100
Irvine, CA 92614
Telephone: (714) 606-5765
clarence.yoshikane@gmail.com

Date: 05/31/2013

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY

OVERBID PROCEDURES

In order to obtain the highest and best price for the benefit of the creditors of the estate, the Trustee proposes that the sale be subject to overbid on the following terms:

A. Only a qualified bidder may submit an overbid. A “qualified bidder” is an individual or entity that provides a financial statement and such business and banking references as are required in the Trustee’s reasonable discretion to assure the Trustee of the bidder’s ability to consummate the purchase of the Property, and one who can consummate the purchase of the property on the same terms and conditions, other than price, as those proposed in the Sales Agreement.

B. Each bid, as well as information and/or documentation establishing a bidder’s qualification as a “qualified bidder,” must be received by the Trustee no later than 4:00 p.m., two (2) business days prior to the June 25, 2013 hearing on this Motion.

C. The initial minimum overbid must be at least \$10,000.00 over the amount of the proposed sale price, which results in a minimum initial overbid of \$1,440,000. Subsequent overbids shall be in increments as determined by the Court, but the Trustee suggests minimum increments of \$1,000.

D. Each bid must be all cash, non-contingent, and on the same terms and conditions, other than price, as those proposed in the current Sales Agreement between the Trustee and DFH.

E. Each bidder must make an earnest money deposit of at least \$100,000.00 which must be tendered to the Trustee by no later than 4:00 p.m. on the second business day prior to the hearing on this Motion. The deposit must be in the form of a cashier’s check, certified check or irrevocable letter of credit.

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:

2030 Main Street, Suite 1600, Irvine, CA 92614

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** 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) May 31, 2013, 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:

- Jason Balitzer jbalitzer@sulmeyerlaw.com
- Kelly S Johnson ksjesq@aol.com
- Elissa Miller emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com
- Karen S Naylor (TR) acanzone@burd-naylor.com, knaylor@ecf.epiqsystems.com
- Brian R Nelson becky@ringstadlaw.com, brian@ringstadlaw.com
- Nanette D Sanders becky@ringstadlaw.com
- Timothy J Silverman tim@sgsslaw.com
- Ramesh Singh claims@recoverycorp.com
- Alan G Tippie atippie@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com; kfox@sulmeyerlaw.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Edward D Vaisbort vaisbort@litchfieldcavo.com,
melzer@litchfieldcavo.com; nunn@litchfieldcavo.com; hsu@litchfieldcavo.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) May 31, 2013, 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 heFre constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

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) May 31, 2013, 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.

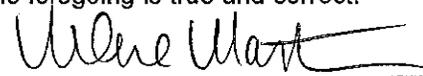
Via Personal Delivery: Honorable Catherine E. Bauer, U.S. Bankruptcy Court, Ronald Reagan Federal Building, 411 W. Fourth St., Suite 5085, Santa Ana, CA 92701-4593

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.

May 31, 2013
Date

Arlene Martin
Printed Name


Signature

Label Matrix for local noticing
0973-8
Case 8:12-bk-20725-CB
Central District Of California
Santa Ana
Thu May 30 17:12:26 PDT 2013

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

JPMorgan Chase Bank, N.A.
c/o Timothy J. Silverman
Solomon, Grindle, Silverman & Wintringer
12651 High Bluff Drive, Suite 300
San Diego, CA 92130-2023

Recovery Management Systems Corporation
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

Capital One Bank
P.O. Box 60599
City Of Industry, CA 91716-0599

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Capital Recovery V, LLC
c/o Recovery Management Systems Corporat
25 SE 2nd Avenue Suite 1120
Miami, FL 33131-1605

Chase Auto Finance
201 N. Central Ave. AZ1-119
Phoenix, AZ 85004-1071

Chase Bank
Chase Bank Auto Finance
P.O. Box 78068
Phoenix, AZ 85062-8068

Chase Bank
P.O. Box 78420
Phoenix, AZ 85062-8420

Chase Bank
P.O. Box 901076
Fort Worth, TX 76101-2076

GE Capital Retail Bank
c/o Recovery Management Systems Corp
25 SE 2nd Ave Suite 1120
Miami FL 33131-1605

Katherine M. Hickey
C/O TREDWAY, LUMSDAINE & DOYLE LLP
1920 Main Street, Suite 1000
Irvine, CA 92614-7276

Katherine M. Hickey
SulmeyerKupetz, A Professional Corp
Attn: Alan G. Tippie
333 S Hope St., 35th Fl
Los Angeles, CA 90071-1406

Mike Mason
Four Slide Engineering
4635 Wade Ave.
Perris, CA 92571-7494

National Loan Acq. Co
4004 Kruse Way, #290
Lake Oswego, OR 97035-2616

PYOD, LLC its successors and assigns as assi
of Citibank, N.A.
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Sears
Sears Credit Card
P.O. Box 688957
Des Moines, IA 50368-8957

DUPE

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

United States Trustee (SA)
411 W Fourth St., Suite 9041
Santa Ana, CA 92701-8000

Karen S Naylor (TR)
P.O. Box 504
Santa Ana, CA 92702-0504

ECF

Karen Sue Cox
1229 Cumberland Road
Orange, CA 92865-3506

Kelly S Johnson
180 Newport Ctr Dr #100
Newport Beach, CA 92660-6997

Raymond Lee Cox
1229 Cumberland Road
Orange, CA 92865-3506