

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos , State Bar No. &amp; 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 &amp; 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 11 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:</p> <p>RICHARD CLARK FARRELL,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:14-bk-11729-MW CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 04/06/2015</p>	<p><b>Time:</b> 2:00 pm</p>
<p><b>Location:</b> USBC, Courtroom 6C, 411 West Fourth Street, Santa Ana, CA 92701</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/23/2015

**Description of property to be sold:**  
Real properties located at 3322 and 3324 Via Lido, Newport Beach, CA 92663.

**Terms and conditions of sale:** Sale of the Properties to Palos Verdes Investments, Inc. 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. The Proposed Buyer has made an initial deposit with the Trustee in the sum of \$125,000. The deposit is refundable to the Proposed Buyer 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:** \$ 4,250,000.00

**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 Properties free and clear of liens, claims, and encumbrances. The sale will take place on April 6, 2015 at 2:00 p.m., in Courtroom 6C of the United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, California 92701.

PLEASE NOTE that parties desiring to bid on the Properties must comply with the overbid procedures described in the Motion and in the document attached hereto. Among other things, the overbid procedures require qualifying bids and deposits to be received by the Trustee no later than 4:00 p.m., on Friday, April 3, 2015, prior to the April 6, 2015 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 11 Trustee in the above-captioned Chapter 11 proceeding, as follows:

Clarence Yoshikane  
Berkshire Hathaway HomeServices/BHHS  
2405 McCabe Way, Suite 100  
Irvine, CA 92614  
Telephone: (714) 606-5765  
clarence.yoshikane@gmail.com

Date: 03/16/2015

**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 Properties, and one who can consummate the purchase of the Properties 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 bidders qualification as a “qualified bidder,” must be received by the Trustee no later than 4:00 p.m., on Friday, April 3, 2015, prior to the April 6, 2015 hearing on this Motion.

C. The initial minimum overbid must be at least \$250,000.00 over the amount of the proposed sale price, which results in a minimum initial overbid of \$4,500,000.00. Subsequent overbids shall be in increments as determined by the Court, but the Trustee suggests minimum increments of \$10,000.00.

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 the Stalking Horse Buyer.

E. Each bidder must make an earnest money deposit of at least \$125,000.00 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** 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 March 16, 2015, 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:

- Michael R Adele techlitcenter@yahoo.com, kadele@wglp.com
- Sarah C Boone sboone@marshackhays.com, ecfmarshackhays@gmail.com
- Richard A Brownstein rbrownstein@greenbass.com, mmonet@greenbass.com
- Frank Cadigan frank.cadigan@usdoj.gov
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Andrew A Goodman agoodman@greenbass.com, ksopky@greenbass.com
- David J Harter djh@djh-law.com
- Michael J Hauser michael.hauser@usdoj.gov
- Donny P Le donny.le@ftb.ca.gov
- Joel S. Miliband jmiliband@brownrudnick.com
- Karen S Naylor (TR) acanzone@burd-naylor.com, knaylor@ecf.epiqsystems.com
- Carlos F Negrete attyservice@negretelaw.com, cfnbknotice@gmail.com
- Brian R Nelson becky@ringstadlaw.com, brian@ringstadlaw.com
- Nanette D Sanders becky@ringstadlaw.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Christopher P Walker cwalker@cpwalkerlaw.com, lhines@cpwalkerlaw.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On March 16, 2015, 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:** Richard Clark Farrell, 3324 Via Lido, Newport Beach, CA 92663

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 March 16, 2015, 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 Mark S. Wallace, U.S. Bankruptcy Court, Ronald Reagan Federal Building, 411 W. Fourth St., Suite 6135, Judge Wallace's mail slot by 6<sup>th</sup> floor elevators, 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.

March 16, 2015

Date

Arlene Martin

Printed Name

/s/ Arlene Martin

Signature

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