

Email: flahaut.douglas@arentfox.com

**UNITED STATES BANKRUPTCY COURT
 CENTRAL DISTRICT OF CALIFORNIA**

In re:

CASE NO.: 1:11-bk-22424-VK

Chapter Number 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date:	Time:
Location:	

Type of Sale: Public Private Last date to file objections: _____

Description of Property to be Sold: _____

Terms and Conditions of Sale: _____

Proposed Sale Price: _____

Overbid Procedure (If Any): _____

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
 September 25, 2012, 2:00 p.m., Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA 91367
 Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Date: _____

EXHIBIT 1

Bidding Procedures

Set forth below are the bidding procedures (the "Bid Procedures") to be employed with respect to the prospective sale (the "Sale") by David K. Gottlieb, the duly appointed chapter 7 trustee (the "Seller") of the Ronald Alvin bankruptcy estate (the "Estate") (Bankruptcy Case No. 1:11-bk-22424-VK, of the real property commonly known as 4178 Lake Harbor Ln. Westlake Village, CA 91361 and legally described in **Exhibit A** attached hereto (the "Property") and all of Seller's and the Estate's rights appurtenant thereto.

Seller has currently entered into an agreement (the "Sale Agreement") for the purchase and sale of the Property to Daniel L. Manzer and Barbara J. Manzer (the "Buyers"). Seller will seek entry of an order by the United States Bankruptcy Court (the "Bankruptcy Court"), among other things, authorizing and approving the Sale to Buyer or to a Qualified Overbidder (as hereinafter defined) which the Bankruptcy Court may determine to have made the highest or otherwise best offer to purchase the Property (the "Successful Over-Bidder(s)").

The Bidding Process

Seller shall (i) determine whether any person is a Qualified Overbidder, (ii) coordinate the efforts of Qualified Overbidders in conducting their respective due diligence investigations regarding the Property, (iii) receive offers from Qualified Overbidders, and (iv) negotiate any offer made to purchase the Property (collectively, the "Bidding Process"). Any person who wishes to participate in the Bidding Process must be a Qualified Overbidder. Neither Seller nor his representatives shall be obligated to furnish any information of any kind whatsoever related to the Property to any person who is not a Qualified Overbidder. Seller shall have the right to adopt such other rules for the Bidding Process which, in his reasonable judgment, will better promote the goals of the Bidding Process and which are not inconsistent with any of the other provisions hereof, Title 11 of the United States Code, or of any Bankruptcy Court order.

Participation-Bid Requirements

Unless otherwise ordered by the Bankruptcy Court for cause shown, to participate in the Bidding Process, each person (a "Potential Bidder") must deliver to Seller the following documents (the "Required Bid Documents") at least three (3) business days prior to the Auction (defined below), unless Seller waives in writing any/all of these requirements:

(a) Current financial statements or other financial information of the Potential Bidder, or, if the Potential Bidder is an entity formed for the purpose of acquiring the Property, current financial statements or other financial information of the equity holder(s) of the Potential Bidder, or such other form of financial disclosure acceptable to Seller and his advisors, demonstrating such Potential Bidder's ability to close the proposed transaction;

(b) A letter stating that the Potential Bidder's offer is irrevocable until the earlier of (x) two (2) business days after the Property has been disposed of pursuant to these Bidding Procedures, or (y) thirty (30) days after the Sale Hearing (defined below);

(c) An executed copy of a purchase agreement: (i) acceptable in form to Seller (the "Overbid Purchase Agreement"), (ii) clearly marked to show any changes from the terms of the Sale Agreement, or (iii) on the same or more favorable terms as the Sale Agreement; provided, however, the purchase price in such proposed Overbid Purchase Agreement must be at least \$315,000.00;

(d) A good faith deposit (the “Good Faith Deposit”) in the form of a certified check (or other form acceptable to Seller in his sole discretion) payable to the order of Seller (or such other party as Seller may determine to hold such funds in escrow) in an amount equal to \$15,000.00; and;

(e) Written evidence of a commitment for financing or other evidence of ability to consummate the proposed transaction satisfactory to Seller in his sole discretion. Seller will consider a bid only if the bid is on terms that are not conditioned on obtaining financing.

A Qualified Overbidder is a Potential Bidder that delivers the documents described in subparagraphs (a), (b), (c), (d), and (e) above, whose financial information demonstrates the financial capability of the Potential Bidder to consummate the Sale, and that Seller determines is reasonably likely (based on the availability of financing, experience and other considerations) to submit a *bona fide* offer and to be able to consummate the Sale if selected as the Successful Over-Bidder(s).

Within two (2) business days after a Potential Bidder delivers all of the materials required by subparagraphs (a), (b), (c), (d), and (e) above, Seller shall determine, and shall notify the Potential Bidder in writing, whether the Potential Bidder is a Qualified Overbidder.

The Buyer’s offer set forth in the Sale Agreement and any overbid by Buyer is also a “Qualified Bid” herein.

Due Diligence

Seller may afford each Qualified Overbidder reasonable due diligence access to the Property. Seller will designate an appropriate representative to coordinate all reasonable requests for additional information and due diligence access for such bidders. Seller shall not be obligated to furnish any due diligence information after the Bid Deadline (as defined herein). Neither Seller nor any of his representatives are obligated to furnish any information relating to the Property to any person except to a Qualified Overbidder who provides the Required Bid Documents. Potential Bidders are advised to exercise their own discretion before relying on any information regarding the Property provided by anyone other than Seller or his representatives.

Bid Deadline

A Qualified Overbidder that desires to make a bid shall deliver a written copy of his/her/its bid to Seller’s counsel, M. Douglas Flahaut, Esq. of Arent Fox LLP at 555 West Fifth Street, 48th Floor, Los Angeles, California 90013 (fax: 213-629-7401; email: flahaut.douglas@arentfox.com) **on or before 4:00 p.m. PDT on the third business day prior to the Auction (defined below)**. Seller may extend such deadline in his sole discretion (such deadline, including such extension, the “Bid Deadline”). In addition to the above-referenced extension, Seller may extend the Bid Deadline once or successively, but he is not obligated to do so.

"As Is, Where Is"

The Sale of the Property shall be on an “As Is, Where Is” basis and without representations or warranties of any kind, nature, or description by Seller, his agents or the Estate except to the extent set forth in the Overbid Purchase Agreement of the Successful Over-Bidder as accepted by Seller and approved by the Bankruptcy Court. Except as otherwise provided in the Sale Agreement or an Overbid Purchase Agreement acceptable to Seller, and approved by the Bankruptcy Court, all Seller’s and the Estate’s rights, title and interests in and to the Property

shall be sold free and clear of all pledges, liens, security interests, encumbrances, claims, charges, options and interests thereon and there against (collectively, the “Interests”) in accordance with 11 U.S.C. §§ 363 and 365, with such Interests to attach to the net proceeds of the Sale of the Property.

Each Potential Bidder shall be deemed to acknowledge and represent he/she/it has had an opportunity to inspect and examine the Property and to conduct any and all due diligence regarding the Property prior to making his/her/its offer; that he/she/it has relied solely upon his/her/its own independent review, investigation and/or inspection of any documents and/or assets in making his/her/its bid; and that he/she/it did not rely upon any written or oral statements, representations, promises, warranties or guaranties whatsoever, whether express, implied, by operation of law or otherwise, regarding the Property, or the completeness of any information provided in connection therewith or the Auction (as defined below), except as expressly stated in these Bidding Procedures or, as to the Successful Over-Bidder, the Sale Agreement or the Overbid Purchase Agreement.

Sale Hearing and Auction

After all Qualified Bids have been received, Seller shall conduct an auction (the “Auction”) for the Property. Such Auction shall take place in Court on **Tuesday September 25, 2012, commencing at 2:00 p.m.** Only a Qualified Overbidder who has submitted a Qualified Bid will be eligible to participate at the Auction. At such Auction, Buyer and Qualified Overbidders will be permitted to increase their bids. Based upon the terms of the Qualified Bids received, the level of interest expressed as to the Property and such other information as Seller determines is relevant, Seller, after reasonable efforts to consult with interested parties, shall conduct an Auction in the manner designed to result in the highest or otherwise best offer for the Property including, but not limited to (i) setting subsequent bid amounts in \$5,000.00 increments or such other amounts as the Bankruptcy Court may order provided however, that the initial overbid by a Qualified Bidder must be \$320,000.00 and (ii) providing for such additional procedural rules that Seller determines, subject to Bankruptcy Court approval, to be reasonable under the circumstances for conducting the Auction.

Upon conclusion of the Auction, Seller shall (i) review each Qualified Bid on the basis of financial and contractual terms and the factors relevant to the sale process, including those factors affecting the speed and certainty of consummating the Sale and (ii) identify the highest and otherwise best offer (the “Successful Over-Bid”). At the Sale Hearing, Seller shall present to the Bankruptcy Court for approval, the Successful Over-Bid and any backup bids. Subject to Bankruptcy Court approval, Seller may adopt rules for the Bidding Process that are not inconsistent with any of the provisions of the Bankruptcy Code, Bankruptcy Rules, any Bankruptcy Court order, or these Bidding Procedures.

The sale hearing (the “Sale Hearing”) shall take place immediately following the Auction. The Sale Hearing may be adjourned or rescheduled without notice by an announcement of the adjourned date of the Sale Hearing. At such Sale Hearing, Seller shall present the Successful Over-Bid to the Bankruptcy Court for approval. Following the Sale Hearing approving the Sale of the Property to a Successful Over-Bidder, if such Successful Over-Bidder fails to consummate an approved sale because of a breach or failure to perform on the part of such Successful Over-Bidder, (a) he/she/it will forfeit his/her/its Good Faith Deposit to Seller and Seller may pursue any and all of his options at law and in equity with respect to such breach and (b) the next highest or otherwise best Qualified Bid, as disclosed at the Sale Hearing, shall be deemed to be the Successful Over-Bid and Seller shall be authorized to effectuate such sale without further order of the Bankruptcy Court or (c) Seller may reschedule for a later date and time, another auction for the Property.

Acceptance of Qualified Bids

Seller presently intends to sell the Property to Buyer or the highest or otherwise best Qualified Overbidder. Seller's presentation to the Bankruptcy Court for approval of a particular Qualified Bid does not constitute Seller's acceptance of such bid. Seller will be deemed to have accepted a bid only when the bid has been approved by an order of the Bankruptcy Court.

Return of Good Faith Deposit

Within five (5) business days after the entry by the Bankruptcy Court approving the Sale of the Property to the Successful Over-Bidder, any Good Faith Deposits submitted by Qualified Bidders shall be returned, along with interest accrued thereon, except for the Good Faith Deposit of the Successful Over-Bidder (and except with respect to any Qualified Bidder willing to serve as a back-up bidder), in which case the Good Faith Deposit will be applied to the purchase price for the Property, and except with respect to any bidder that forfeits his/her/its Good Faith Deposit. In the event a back-up bidder is selected and agrees to be designated as such, that Qualified Bidder's Good Faith Deposit shall continue to be held until the time the sale to the Successful Over-Bidder closes or the back-up bidder becomes the Successful Over-Bidder, at which time the Good Faith Deposit will be applied to the final purchase price.

Modifications

Seller may (a) determine, in his business judgment, which Qualified Bid, if any, is the highest or otherwise best offer; and (b) reject at any time before the entry of an order of the Bankruptcy Court approving a Qualified Bid, any bid that, in Seller's reasonable discretion is (i) inadequate or insufficient, (ii) not in conformity with the conditions of sale, or (iii) contrary to the best interests of Seller, the Estate and/or its creditors. At or before the Sale Hearing, Seller may impose such other terms and conditions as he may determine to be in the best interest of Estate, its creditors and/or other parties in interest, provided that any such other terms or conditions are approved by the Bankruptcy Court.

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

A Condominium comprised of:

A) An undivided 1/74th interest in and to all of Lot 75 of Tract No. 28287, in the City of Westlake Village, County of Los Angeles, State of California, as per map recorded in Book 801, Pages 83 through 88 inclusive of Maps, in the Office of the County Recorder of said County.

B) Unit 34 as shown upon the map of Tract No. 28287.

EXCEPT therefrom all oil, gas, minerals and other hydrocarbon substances in and under said land lying below a depth of 500 feet, measured vertically from the surface of said land, without however, any right to enter upon the surface of said land nor into that portion of the subsurface thereof lying above a depth of 500 feet, measured vertically from said surface, as granted to American-Hawaiian Steamship Company, by deed recorded April 5, 1966 in Book D-3261 Page 937 of Official Records.

Assessor's Parcel No: 2059-001-048

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:
Arent Fox LLP, Gas Company Tower, 555 West Fifth Street, 48th Floor, Los Angeles, CA 90013.

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*) **September 4, 2012**, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **September 4, 2012**, 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.

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.

9/4/2012 ADRIANE I. LARK
Date *Printed Name*

/s/ Adriane I. Lark
Signature

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

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Todd B Becker on behalf of Creditor James Jordan
veloz@toddbeckerlaw.com, trinh@toddbeckerlaw.com; becker@toddbeckerlaw.com;
collins@toddbeckerlaw.com; hua@toddbeckerlaw.com

M Douglas Flahaut on behalf of Trustee David Gottlieb (TR)
flahaut.douglas@arentfox.com

Sandford Frey on behalf of Plaintiff Douglas DeNoce
Sfrey@cmkllp.com

David Keith Gottlieb (TR)
dkgtrustee@crowehorwath.com, dgottlieb@ecf.epiqsystems.com

Stuart I Koenig on behalf of Plaintiff Douglas DeNoce
Skoenig@cmkllp.com

Michael D Kwasigroch on behalf of Cross Defendant Ronald Neff
attorneyforlife@aol.com

United States Trustee (SV)
ustpreion16.wh.ecf@usdoj.gov

Gilbert B Weisman on behalf of Creditor eCAST Settlement Corporation
notices@becket-lee.com

2. SERVED BY UNITED STATES MAIL

JUDGE

The Honorable Victoria S. Kaufman
United States Bankruptcy Court
Central District of California
21041 Burbank Boulevard, Suite 354
Woodland Hills, CA 90012-3300

DEBTOR

Ronald Alvin Neff
4178 Lake Harbor Lane
Westlake Village, CA 91361

MATRIX LIST

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Sacramento, CA 95812-2952

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C O Becket and Lee LLP
POB 3001
Malvern, PA 19355-0701

Los Angeles City Clerk
P. O. Box 53200
Los Angeles, CA 90053-0200

B of America
PO Box 301200
Los Angeles, CA 90030

Ecast Settlement Corporation
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New York, NY 10087-9262

Bank of America
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Wilmington, DE 19850

American Express Business Card
Box 0001
Los Angeles, CA 90096

Cal Water Service
P O Box 940001
San Jose, CA 95194

Ams Allen Maxwell & Silver
190 Sylvan Ave
Englewood Cliffs, NJ 07632

Central Mortgage Co.
801 John Barrow Ste. 1
Little Rock, AR 72205

AT&T
Payment Center
Sacramento, CA 95887

Certified Environmental
13700 Tahiti Way
Marina Del Ray, CA 90292

CPM/Watergate
730 Paseo Camarillo #101
Camarillo, CA 93010

Credit Card Services
PO Box 6600
Hagerstown, MD 21741

Douglas Denoce
4182 Lake Harbor Lane
Westlake Village, CA 91361

Henry Schein
P O Box 7184
Pasadena, CA 91109

ITS Integrated Systems
PO Box 188
Simi Valley, CA 93062

Kensington HOA
PO Box 15009
Vallejo, CA 94591

Kathie Jordan/James Jordan
c/o Law Office Todd Becker
3750 E. Anaheim St Suite 100
Long Beach, CA 90804

Kathleen Webinger
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Campbell, CA 95008

LA County Tax Collector
PO Box 54018
Los Angeles, CA 90054

La County Treasurer & Tax Collector
PO Box 54110
Los Angeles, CA 90054-0110

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Hollywood, CA 90028

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La Canada, CA 91011

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Simi Valley CA 93065

Robert McCulloch for Woody Francis
21800 Oxnard St #1180
Woodland Hills, CA 91367

Safegard Business Systems
415 North A Street
Oxnard, CA 93030

So Cal Edison
PO Box 600
Rosemead, CA 91771

So Calif Edison Co
Credit and Payment Servs
1551 W San Bernardino Rd
Covina, CA 91722

Spectrum Property Services
1259 Callens Rd #A
Ventura, CA 93003

State Farm Ins.
PO Box 2746
Jacksonville, Fl 32232

State Farm Insurance
Po Box 680001
Dallas, TX 75386

Trojan Pro Service
Po Box 1270
Los Alamitos, CA 90720

Todd Becker, Law Offices of
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Long Beach, CA 90804

Venturan County Tax Collector
800 S. Victoria Ave.
Ventura, CA 93009

Verizon Wireless
PO Box 9622
Mission Hills, Ca 91346

Verizon
PO Box 96088
Bellvue, WA 98009

Waste Management
195 W. Los Angeles Ave
Simi Valley, CA 93065

Wire Works Dental Lab
1528 CANADA Blvd #208
Glendale, CA 91208

Westlake Dental
1534 N. Moorpark Rd. #311
Thousand Oaks, CA 91360

Woody Francis
c/o Robert McCulloch
21800 Oxnard St # 1180
Woodland Hills, CA 91367

Ecast Settlement Corporation
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New York, NY 10087-9262

Ecast Settlement Corporation, SUCCESSOR
To FIA Card Services aka Bank of America
POB 29262
New York, NY 10087-9262

Douglas Denoce
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Kathie Mae Jordan
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