

Attorney or Party Name, Address, Telephone & FAX Numbers and California State Bar Number

Amy L. Goldman, State Bar No. 134088
Michael T. Delaney, State Bar No. 261714
LEWIS BRISBOIS BISGAARD & SMITH LLP
221 North Figueroa Street, Suite 1200
Los Angeles, CA 90012
Telephone: (213) 250-1800
Facsimile: (213) 250-7900
Attorneys for David Seror, Chapter 7 Trustee

FOR COURT USE ONLY

Main Document Page 1 of 6

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

In re:
ELIAS GEORGE SHIBER

CASE NO.:
1:12-bk-14397-VK

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: July 23, 2013

Time: 2:00 p.m.

Location: Ctrm 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Type of Sale: Public Private

Last date to file objections:
07/09/2013

Description of Property to be Sold: The bankruptcy estate's interest in a parcel of vacant real property located at
283 Bell Canyon Road, Bell Canyon, CA 91307

Terms and Conditions of Sale: The sale will be on an "as is" and "where is" basis without any representations and/or
warranties whatsoever subject to Bankruptcy Court approval and overbid.

Proposed Sale Price: \$252,000 subject to overbid.

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: July 23, 2013 at
2:00 p.m. in Courtroom 301 of the U.S. Bankruptcy Court located at 21041 Burbank Blvd., Woodland Hills, CA 91367

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Amy L. Goldman or Michael T. Delaney
Lewis Brisbois Bisgaard & Smith LLP
221 N. Figueroa Street, Suite 1200
Los Angeles, CA 90012
Tel (213) 250-1800 Fax (213) 250-7900

Date: June 20, 2013

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY

The overbid procedure requested by the Trustee provides as follows:

1. Each party (including the proposed buyers) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;
2. Any party wishing to participate in the overbid process must notify the Trustee in writing directed to David Seror via email addressed to kpscion@ebg-law.com and Michael T. Delaney via email addressed to mdelaney@lbbslaw.com of his/her/its intention to do so no later than two (2) calendar days before the hearing on the Motion;
3. Each party participating in the overbid process (except for the proposed buyers, who already paid a deposit into escrow) must remit to the Trustee, at or prior to the hearing on the Motion, a deposit in the form of a cashier's check or money order (no other form of payment shall be accepted) made payable to "David Seror, Chapter 7 Trustee" (payment made payable to any other party may, in the sole discretion of the Trustee and/or Trustee's counsel be deemed inadequate and rejected) in the amount of \$7,560.00 ("Deposit"). The Deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the subject property per the terms of the proposed sale with fifteen (15) calendar days after entry of an order approving this Motion;
4. The bidding for the subject property shall begin at \$260,000.00 with overbids being made in minimum increments of \$2,500.00;
5. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid;
6. Real estate brokers may participate in the overbid process as potential buyers of the subject property. Moreover, in the event that the successful bidder is a real estate broker, he/she/it shall not be precluded from sharing in the brokers' commissions for the subject property; and
7. The successful bidder (including the proposed buyers) must pay the full amount

of the successful bid to the Trustee within fifteen (15) calendar days after the entry of an order granting the Motion. In the event that the proposed buyers are not the successful bidders of the subject property, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the sale agreement and shall waive all contingencies regarding the purchase of the subject property. Furthermore, if the successful bidder cannot deliver the balance of the overbid sale price within fifteen (15) calendar days after the entry of an order granting the Motion, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.

| | | |
|------------------------------|------------|--|
| In re ELIAS GEORGE SHIBER | Debtor(s). | CHAPTER: 7 CASE NO.: 1:12-bk-14397-VK |
|------------------------------|------------|--|

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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: 221 N. Figueroa Street, Suite 1200, Los Angeles, CA 90012.

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On June 21, 2013 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Michael T Delaney mdelaney@lbbsslaw.com
Steven R Fox emails@foxlaw.com
Lemuel B Jaquez bjaquez@mileslegal.com
Scott Lee slee@lbbsslaw.com
David Seror (TR) kpscion@ebg-law.com, C133@ecfcbis.com
United States Trustee (SV) ustspregion16.wh.ecf@usdoj.gov
Gagan G Vaideeswaran ecfcacb@piteduncan.com

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On June 21, 2013 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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.

THE HONORABLE VICTORIA S. KAUFMAN
 United States Bankruptcy Court
 Central District of California
 San Fernando Valley Division
 21041 Burbank Boulevard, Suite 354
 Woodland Hills, CA 91367

Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s)

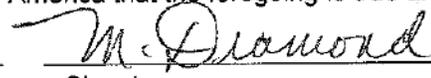
and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

June 21, 2013

Marion R. Diamond



Date

Type Name

Signature

| | | |
|------------------------------|------------|--|
| In re ELIAS GEORGE SHIBER | Debtor(s). | CHAPTER: 7 CASE NO.: 1:12-bk-14397-VK |
|------------------------------|------------|--|

ADDITIONAL SERVICE INFORMATION (if needed):**DEBTOR**

Elias George Shiber
6250 Canoga Avenue, Suite 376
Woodland Hills, CA 91364

ESCROW COMPANY

Antonia Delgado
A&A Escrow Services, Inc.
415 N. Crescent Dr., Ste. 320
Beverly Hills, CA 90210

BUYERS

Lamont Reddington
May Reddington
300 Rolling Oaks Dr. #203
Thousand Oaks, CA 91361

BUYERS' AGENT

Annette Brach
Troop Real Estate
3200 E. Los Angeles Ave. #12
Simi Valley, CA 93065

SELLER'S AGENTS

William Friedman
Coldwell Banker
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045

Lisa Saver

Prudential Malibu Realty
23405 Pacific Coast Highway
Malibu, California 90265