

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:

Date & Time: August 27, 2013 at 2:00 pm

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

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

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 07/19/2013

OVERBID PROCEDURE

i. Each potential bidder (other than Buyer as defined in sale motion filed with the Bankruptcy Court [docket entry 58]) in order to qualify as a bidder at the hearing (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of Five Thousand Dollars (\$5,000.00) (the "Earnest Money Deposit") made payable to ABC Escrow. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder; a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by Buyer generally described in the sale motion and specifically contained in the agreement attached to the sale motion;

(2) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within seven (7) days after entry of the sale order approving sale of the subject liquor license (identified as On-Sale General Eating Place License No. 47-461877) (the "Liquor License") to the highest bidder, the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(3) attend the Hearing; and

ii. The initial overbid shall be a total of \$41,000.00, i.e., \$1,000.00 more than the sales price of \$40,000.00, and all additional overbids must be made in minimum increments of \$1,000.00.

If the highest bidder fails to fund the sale escrow within twenty (20) days of entry of the sale order, the highest bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Liquor License.

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:
U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **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) 07/19/2013, 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:

- United States Trustee: United States Trustee (SV), ustpregion16.wh.ecf@usdoj.gov
- Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com
- Debtor's Counsel: Ho El Park, hpark@hparklaw.com
- Creditors' Counsel: Robert Myong, leelawcorprobert@aim.com; Gilbert B. Weisman, notices@becket-lee.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 07/19/2013, 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 here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

- Debtors: Sung Keun Lee and Monica Ann Lee, 17300 Signature Drive, Granada Hills, CA 91344
- Broker: Jason Kho, Liquorlicense.com, 12304 Santa Monica Blvd., Suite 100, Los Angeles, CA 90025
- Buyer: Cirogadyne, Inc., 17383 W. Santa Monica Blvd. Suite100, Los Angeles, CA 90025
- U.S. Trustee: Kate Bunker, Esq., Office of the United States Trustee, 21051 Warner Center Lane, Suite 115, Woodland Hills, CA 91367
- Judge: The Honorable Victoria Kaufman, U.S. Bankruptcy Court, SFV Division, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367

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) 07/19/2013, 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.

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.

<u>07/19/2013</u>	<u>Jovannie Salcedo</u>	<u>/s/ Jovannie Salcedo</u>
Date	Printed Name	Signature

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