

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>RICHARD T BAUM (SBN #: 80889) 11500 West Olympic blvd, Suite 400 Los Angeles, California 90064</p> <p>Tel: (310) 277-2040 Fax: (310) 286-9525 Email: rickbaum@hotmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for: Debtor Man Yoo</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>MAN YOO</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 1:14-bk-11893 VK CHAPTER: 11</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 07/10/2014</p>	<p>Time: 2:00 pm</p>
<p>Location: United States Bankruptcy Court Courtroom 301, 21041 Burbank Blvd, Woodland Hills, California 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 06/26/2014

Description of property to be sold:
Single family residence at 25302 Prado de los Arboles, Calabasas, California 91302.

Terms and conditions of sale:
The bidder must have \$60,000 cashier's check payable to "Richard T. Baum Trust Account", presented at or before the time of the auction.
The close of Escrow shall occur no later than 15 calendar days after entry of the Court Order authorizing the sale.

Proposed sale price: \$ 2,025,000.00

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):

A first qualified bid must exceed the existing bid by \$25,000, and each subsequent bid must exceed the previous bid by \$10,000, or more in the discretion of the Debtor.

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

The auction will take place on July 10, 2014 at 2:00 PM at:
United States Bankruptcy Court
Courtroom 301
21041 Burbank Blvd
Woodland Hills, California 91367

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

Richard T Baum
11500 West Olympic Boulevard
Suite 400
Los Angeles, California 90064

Tel: (310) 277-2040
Fax: (310) 286-9525
Email: rickbaum@hotmail.com

Date: 06/12/2014

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:
11500 West Olympic boulevard, Suite 400 Los Angeles, California 90064

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)* 06/12/2014, 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:

Richard T Baum rickbaum@hotmail.com, rickbaum@ecf.inforuptcy.com

Russell Clementson russell.clementson@usdoj.gov

Lawrence M Jacobson lmj@gfjlawfirm.com

Casey J OConnell ch11ecf@piteduncan.com United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/12/2014, 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)* 06/12/2014, 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.

Judge Victoria Kaufman, first floor bin, 21041 Burbank Boulevard, Woodland Hills, California 91367 (hand delivered by attorney service)

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.

Date Richard T Baum *Printed Name* /s/Richard T Baum *Signature*

In re MAN YOO

1:14-bk-11893 VK

Creditor List

Chase
PO Box 94014
Palatine IL 60094-4014

Chase Home Finance
PO Box 24696
Columbus OH 43224

Da Hoon Chung
Attn David Choi & David Rho
4311 Wilshire Blvd Ste 620
Los Angeles CA 90010

Nissan Motor Acceptance
PO Box 78132
Phoenix AZ 85062-8000

Toyota Financial Services
PO Box 6331
Fargo ND 58125-6331

US Bank
PO Box 790408
Saint Louis MO 63179

US Bank
PO Box 790408
Saint Louis MO 63179-0179