

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEWIS BRISBOIS BISGAARD & SMITH^{LLP} BRAD D. KRASNOFF , State Bar No. 125065 Brad.Krasnoff@LewisBrisbois.com SCOTT LEE , State Bar No. 204564 Scott.Lee@LewisBrisbois.com DOAH KIM , State Bar No. 287071 Doah.Kim@LewisBrisbois.com 221 N. Figueroa Street, Suite 1200 Los Angeles, CA 90012 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: AMY L. GOLDMAN , Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – SAN FERNANDO VALLEY DIVISION	
In re: CAROLYN SIMPKIN Debtor(s).	CASE NO.: 1:14-bk-12444-VK CHAPTER: 7 <div style="text-align: center; font-weight: bold; font-size: 1.2em;"> NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: November 20, 2014	Time: 2:00 P.M.
Location: Courtroom 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** November 6, 2014

Description of property to be sold: The bankruptcy estate's right, title, and interest (if any), in a certain parcel of residential real property located at 8245 Shoup Avenue, West Hills, CA 91304.

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: \$387,500.00, subject to overbid

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): See attached

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

November 20, 2014 at 2:00 p.m.

United States Bankruptcy Court

San Fernando Valley Division

21041 Burbank Boulevard

Courtroom 301

Woodland Hills, CA 91367

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

Brad D. Krasnoff, Esq. or Doah Kim, Esq.

Lewis Brisbois Bisgaard & Smith LLP

221 N. Figueroa Street, Suite 1200

Los Angeles, CA 90012

Tel (213) 250-1800 Fax (213) 250-7900

Date: October 29, 2014

PROPOSED OVERBID PROCEDURE

1. Each party (including the 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. Each party participating in the overbid process (except for the 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 made payable to the Trustee, solely in her capacity as Chapter 7 Trustee, in the amount of \$11,700.00 ("Deposit"). The Deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property;
3. The bidding for the Property shall begin at \$395,000.00 with a \$2,500.00 credit, and overbids being made in minimum increments of \$1,000.00;
4. 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;
5. Real estate brokers may participate in the overbid process as potential buyers of the 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 Property; and
6. The successful bidder (including the 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 Buyers are not the successful bidder of the Property, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the Offer and shall waive all contingencies regarding the purchase of the Property. Furthermore, if the successful bidder cannot deliver the balance of the overbid sale price within the above-referenced period, 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.

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 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 October 29, 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:

- Hale Andrew Antico hantico@scvbankruptcy.com, wendy@scvbankruptcy.com
- Amy L Goldman (TR) gabriela.garcia@lewisbrisbois.com, agoldman@ecf.epiqsystems.com
- Doah Kim Doah.Kim@LewisBrisbois.com, Monique.Talamante@LewisBrisbois.com
- Bobbie A Novin bnovin@nbsdefaultservices.com
- United States Trustee (SV) ustprejon16.wh.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On October 29, 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.

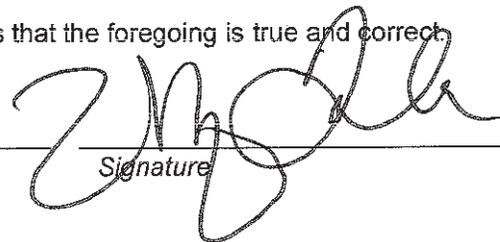
Service information continued on attached page

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) _____, 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.

October 29, 2014 Monique Talamante
Date Printed Name


Signature

BY U.S. MAIL

DEBTOR

Carolyn Simpkin
37741 95th Street East
Littlerock, CA 93543

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

ESCROW COMPANY

A & A Escrow Services, Inc.
Attn: Antonia Delgado
415 N. Crescent Drive, Suite 320
Beverly Hills, CA 90210