

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEWIS BRISBOIS BISGAARD & SMITH, LLP AMY L. GOLDMAN, SBN 134088 E-Mail: Amy.Goldman@lewisbrisbois.com LOVEE D. SARENAS, SBN 204361 Email: lovee.sarenas@lewisbrisbois.com 633 West 5 th Street, Suite 4000 Los Angeles, CA 90071 Tel.: 213.250.1800 Fax: 213.250.7900 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Carolyn Dye	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: AARON WHITE, Debtor(s).	CASE NO.: 2:18-bk-11963-BB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 4/3/2019	Time: 10:00 a.m.
Location: Courtroom 1539, 255 E. Temple Street Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 3/20/2019

Description of property to be sold: the estate's rights, title and interest in real property located at 12644 206th Street, Lakewood, CA 90715 ("Property") for \$460,000.00 ("Purchase Price") on the terms set forth in the Counter Offer and Addendum to Counter Offer and any attendant sale documents (collectively, "Purchase Agreement")

Terms and conditions of sale: please see Attachment to this notice

Proposed sale price: \$460,000 subject to overbids

Overbid procedure (if any): please see Attachment

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

April 3, 2019 at 10:00 a.m.

United States Bankruptcy Court

Courtroom 1539

255 E. Temple Street

Los Angeles, CA 90012

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

Amy L. Goldman / Lovee D. Sarenas

Lewis Brisbois Bisgaard & Smith, LLP

633 West 5th Street, Suite 4000

Los Angeles, CA 90071

Tel.: 213.250.1800

Fax: 213.250.7900

Email: amy.goldman@lewisbrisbois.com

Date: 3/13/2019

ATTACHMENT

A. Terms and Conditions of Sale

- a. Trustee agreed to sell to the proposed buyers Khai Nguyen and Van Nguyen (collectively, "Buyers") or to a successful overbidder approved by the Trustee and the Court, on the terms set forth in the Courter Offer and Addendum to Counter offer and any attendant sale documents (collectively, "Purchase Agreement"), the estate's rights, title and interest in real property located at 12644 206th Street, Lakewood, CA 90715 ("Property") for \$460,000.00 ("Purchase Price").
- b. An Earnest Money Deposit in the sum of \$13,800 has been delivered to the Trustee upon the execution of the Purchase Agreement which is attached to the Motion that is concurrently filed herewith. If the Buyers are not the successful purchaser or if the sale to the Buyers are not approved by the Bankruptcy Court, the Earnest Money Deposit will be fully refunded to Buyers. If Buyers are the successful purchaser but fails to close escrow, the Earnest Money Deposit becomes non-refundable.
- c. The current sale of the Sale Assets is free and clear of all interests, liens and/or claims including that of Mrs. White, the Debtor's non-debtor spouse. Title to the Property is vested in Aaron White and Alejandra White, Husband and Wife as Joint Tenants. The preliminary title report reflects that New Century Mortgage Corporation (now, OCWEN) holds a security interest in the Property which lien was recorded pursuant to a Deed of Trust on January 25, 2007 pursuant to Instrument No. 07-248108. The current payoff lien amount is \$251,966.68. This amount may be subject to an adjustment at the close of escrow.
- d. The sale of the Property is subject to an overbid process described below to be approved by the Bankruptcy Court. Any potential overbidder shall be required to provide an earnest money deposit of not less than \$13,800. The sale is subject to incremental overbids of not less than \$5,000.
- e. The Motion also seeks a finding of a good faith purchaser within the meaning of § 363(m).
- f. The Motion also seeks authorization for the payment of any brokers' commission due at the close of escrow and a waiver of the stay pursuant to Fed. R. Bankr. Proc. 6004(h).

B. Overbid Procedure:

- a. **Overbid Requirements.** Any party wishing to participate in the overbid process must notify the Trustee or the Trustee's professionals of his/her/its intention to do so no later than seven (7) calendar days before the hearing on the Motion.
- b. Each party participating in the overbid process (except for the Buyers who paid the Earnest Money Deposit) must remit to the Trustee, prior to the hearing on the Motion, a refundable 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 \$13,800. The deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property per the terms of the proposed sale after entry of an order approving the sale.
- c. **Bidding At Sale.** Buyer is entitled to overbid. Each party or their authorized representative (including the Buyers) must be present either physically or telephonically at the hearing on the Motion in order to participate in the overbid process.
- d. Any initial overbid for the Property must be in an amount not less than \$465,000 (i.e., \$5,000 more than the Purchase Price).
- e. Subsequent minimum bid increments shall be set at not less than \$5,000.
- f. 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.

- g. **Backup Bidder.** The qualified bidder who submits the second best/highest bid for the Property may be designated as the backup bidder. The successful bidder shall then become the buyer under the same terms and conditions as set forth in the Purchase Agreement 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 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.

- h. **Closing of Sale and Forfeiture of Deposits.** The successful bidder 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. If the winning bidder fails to do so, the winning bidder will be deemed to have forfeited his/her/its deposit without further notice, hearing or order of the bankruptcy court.

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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: 633 West 5th Street, Suite 4000, Los Angeles, California 90071

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*) March 12, 2019, 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:

Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
Amy L Goldman goldman@lbbslaw.com
Daniel King dking@theattorneygroup.com, r44432@notify.bestcase.com
Valerie Smith claims@recoverycorp.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) March 12, 2019, 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*) March 12, 2019, 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.

March 12, 2019
Date

Marion Diamond
Name


Signature

POTENTIAL PURCHASERS EMAIL SERVICE LIST

Kosh Thapaliya:

c/o Eka Dev Sharma: ekadsharma@gmail.com

Allan Glass: asg@allanglass.com

Chandra Siwakoti: realtorsiwakoti@gmail.com

Christina Chong: christina18218@gmail.com

Taylor Kim:

c/o Richard Kim: richard@elisonconsulting.com

Solyneth Chneang: Solyneth@yahoo.com

Yanhua Ruan: ruanyanhua@hotmail.com

Parfait Voundi:

c/o Bari Harris: BariHarris@gmail.com

Sandra Uchegbulan:

c/o Amanda Richardson: realpropertypro@gmail.com

Connie Chong: connie0519@hotmail.com

Min Zhu: yuz12703@gmail.com

Shanti Dhakal:

c/o Shelbe Chang Stewart: shelbychangstewart@gmail.com

SERVICE LIST

BY U.S. MAIL:

DEBTOR:

Aaron White
9407 Gidley Street
Temple City, CA 91780-4212

ALEJANDRA LOPEZ WHITE:

Alejandra Lopez White
12644 206th Street
Lakewood, CA 90715

THE HONORABLE SHERI BLUEBOND:

United States Bankruptcy Court
Central District of California
Los Angeles Division
255 East Temple Street, Suite 1534
Los Angeles, CA 90012

PLEASE SEE ATTACHED LIST OF CREDITORS

Label Matrix for local noticing
0973-2
Case 2:18-bk-11963-BB
Central District of California
Los Angeles
Tue Mar 12 11:28:50 PDT 2019

Lewis Brisbois Bisgaard & Smith LLP
633 West Fifth Street
Suite 4000
Los Angeles, CA 90071-2074

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Amex
Po Box 297871
Fort Lauderdale, FL 33329-7871

(p) CAPITAL ONE
PO BOX 30285
SALT LAKE CITY UT 84130-0285

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Chase Card
Po Box 15298
Wilmington, DE 19850-5298

Convergent
800 Sw 39th St
Renton, WA 98057-4927

Discover Bank
Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

Discover Fin Svcs Llc
Po Box 15316
Wilmington, DE 19850-5316

Employment Development Department
Bankruptcy Group MIC 92E, PO BOX 826880
Sacramento, CA 95814

Jh Portfolio Debt Equi
5757 Phantom Dr Ste 225
Hazelwood, MO 63042-2429

Kia Motors Finance
4000 Macarthur Blvd Ste
Newport Beach, CA 92660-2558

Ocwen Loan
1661 Worthington Rd
West Palm Beach, FL 33409-6493

Portfolio Recov Assoc
120 Corporate Blvd Ste 1
Norfolk, VA 23502-4952

(p) PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

Progressive Mgmt Syste
1521 W Cameron Ave Fl 1
West Covina, CA 91790-2738

Quantum3 Group LLC as agent for
JH Portfolio Debt Equities LLC
PO Box 788
Kirkland, WA 98083-0788

Southland Cu
10701 Los Alamitos Blvd
Los Alamitos, CA 90720-2353

Td Bank Usa/targetcred
Po Box 673
Minneapolis, MN 55440-0673

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

(p) US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

Aaron White
9407 Gidley Street
Temple City, CA 91780-4212

Carolyn A Dye (TR)
Law Offices of Carolyn Dye
3435 Wilshire Blvd, Suite 990
Los Angeles, CA 90010-1998

Daniel King
The Attorney Group
3435 Wilshire Blvd Ste 1111
Los Angeles, CA 90010-2294

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Capital One
15000 Capital One Dr
Richmond, VA 23238

Portfolio Recovery Associates, LLC
C/O U.S. Bank National Association
POB 41067
Norfolk VA 23541

(d) Portfolio Recovery Associates, LLC
c/o Sans Club
POB 41067
Norfolk VA 23541

Us Bank
Po Box 790084
Saint Louis, MO 63179

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) COLDWELL BANKER

(u) Courtesy NEF

End of Label Matrix	
Mailable recipients	25
Bypassed recipients	2
Total	27