

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEONARD PEÑA (State Bar No. 192898) PEÑA & SOMA, APC lpena@penalaw.com 402 South Marengo Ave., Suite B Pasadena, California 91101 Telephone 626-396-4000 Facsimile 213-291-9102 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Carolyn A. Dye, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: KWANG IL KIM Debtor(s).	CASE NO.: 2:18-bk-18482 BR CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 04/02/2019	Time: 10:00 am
Location: United States Bankruptcy Court, Courtroom 1668, 255 E. Temple Street Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 03/19/2019

Description of property to be sold:
 ESTATE'S RIGHT, TITLE AND INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS:

 15429 WILDER AVE., NORWALK, CALIFORNIA 90650

Terms and conditions of sale:
 As-is where is no warranties.

 Sale must close no later than the first busienss day after fourteen calendar days following the entry of court order approving sale.

Proposed sale price: \$ 633,000.00

Overbid procedure (if any):

See attached "Overbid Procedures"

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

Date: April 2, 2019

Time: 10:00 a.m.

Ctrm: 1668

Place: U.S. Bankruptcy Court

255 E. Temple Street

Los Angeles, CA 90012

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

LEONARD PEÑA (State Bar No. 192898)

PEÑA & SOMA, APC

lpena@penalaw.com

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Pasadena, California 91101

Telephone 626-396-4000

Facsimile 213-291-9102

Attorneys for

Carolyn A. Dye, Chapter 7 Trustee

Date: 03/01/2019

OVERBID PROCEDURE

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process;

(2) an overbid will be defined as an initial overbid of \$5,000.00 above the Purchase Price, with each additional bid in increments of \$1,000.00;

(3) overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Carolyn A. Dye, Chapter 7 Trustee," in the amount of \$24,200.00 which equals the Purchasers' original deposit plus the initial overbid of \$5,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee, at least 2 calendar days prior to the hearing on the Motion;

(4) overbidders must purchase the Property on the same terms and conditions as the Purchasers;

(5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 30 calendar days of entry of an order confirming the sale; and

(6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder. Notwithstanding the foregoing, Trustee may in her discretion accept overbids from parties presented at the hearing is she determines the above conditions as to proof of funds showing an ability to close are satisfied.

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:
402 S. Marengo Ave., Suite B, Pasadena, California 91101

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) 03/01/2019, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 03/01/2019, 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.

Hon. Barry Russell
United States Bankruptcy Court
255 E. Temple Street, Suite 1660 / Courtroom 1668
Los Angeles, CA 90012

Eka Dev Sharma
Berkshire Hathaway HomeServices California Properties
11409 E. Carson St.
Lakewood, California 90715

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.

03/01/2019
Date

JULIE SOMA
Printed Name

/s/ JULIE SOMA
Signature

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

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cdye@ecf.epiqsystems.com; atty@cadye.com

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Ji Yoon Kim on behalf of Defendant Samuel S Kim jamie@lklawg.com, kim.jamie79@gmail.com

Alvin Mar on behalf of U.S. Trustee United States Trustee (LA) alvin.mar@usdoj.gov

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penasomaecf@gmail.com; penalr72746@notify.bestcase.com

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United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

Label Matrix for local noticing
0973-2
Case 2:18-bk-18482-BR
Central District of California
Los Angeles
Wed Sep 19 15:11:01 PDT 2018

Los Angeles Division
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End of Label Matrix
Mailable recipients 9
Bypassed recipients 0
Total 9