

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (SBN 155531) CARMELA T. PAGAY (SBN 195603) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: tjy@lnbyb.com; ctp@lnbyb.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alberta P. Stahl, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: STANLEY T. SIMMONS, Debtor(s).	CASE NO.: 2:13-bk-38240-RN CHAPTER: 7 <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 05/19/2015	Time: 9:00 am
Location: United States Bankruptcy Court, Courtroom 1645, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: Public Private **Last date to file objections:** 05/05/2015

Description of property to be sold: _____
 Real property located at 1239 W. 102nd Street, Los Angeles, California 90019 ("Property")

Terms and conditions of sale: _____
 Condition of Property: Property purchased "as-is" without any representations or warranties of any kind
 Broker's Commissions: Six percent (6%)

Proposed sale price: \$ 525,000.00

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): See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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

May 19, 2015, 9:00 a.m.

Courtroom 1645

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):

Carmela T. Pagay, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: ctp@lnbyb.com

Date: 04/28/2015

EXHIBIT 1

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PROPOSED OVERBID PROCEDURES

FOR PURCHASE OF PROPERTY

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.
2. An overbid will be defined as an initial bid of \$5,000 above the \$525,000 proposed purchase price or higher with each additional overbid to be in \$1,000 increments.
3. Overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Alberta P. Stahl, Chapter 7 Trustee," in the amount of \$53,000 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 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 15 calendar days of entry of the order confirming the sale.
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.
7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **May 19, 2015 at 9:00 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

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: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

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 **April 28, 2015**, 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:

Robert W Beck on behalf of Creditor Sharon Simmons
robert.beck@beckandbrowning.com

Lisa F Collins-Williams on behalf of Debtor Stanley T Simmons
lawkeeper@msn.com

Jennifer Witherell Crastz on behalf of Interested Party Courtesy NEF
jcrastz@hemar-rousso.com

Mark D Estle on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2005-10HE, ASSET-BACKED CERTIFICATES, SERIES 2005-10HE
mark.estle@buckleymadole.com

Bryan S Fairman on behalf of Interested Party Courtesy NEF
ecfcacb@piteduncan.com, BSF@ecf.inforuptcy.com

Todd A Frealy on behalf of Plaintiff Alberta P. Stahl, Chapter 7 Trustee
taf@lnrb.com

Peter M Lively on behalf of Creditor Courtesy NEF
PeterMLively2000@yahoo.com, PeterMLively2000@yahoo.com

Carmela Pagay on behalf of Plaintiff Alberta P. Stahl
ctp@lnrb.com

Carmela Pagay on behalf of Plaintiff Alberta P. Stahl, Chapter 7 Trustee
ctp@lnrb.com

Carmela Pagay on behalf of Trustee Alberta P Stahl (TR)
ctp@lnrb.com

George J Paukert on behalf of Debtor Stanley T Simmons
paukburt@aol.com

John D Schlotter on behalf of Creditor PennyMac Loan Services, LLC
ecfmail@aclawllp.com

Timothy J Silverman on behalf of Creditor PennyMac Holdings, LLC, its successors and/or assigns by its servicing agent PennyMac Loan Services, LLC
tim@sgsslaw.com

Alberta P Stahl (TR)
trusteestahl@earthlink.net, astahl@ecf.epiqsystems.com;trusteestahl\;\;.net@cacbapp.cacb.circ9.dcn

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

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

Gagan G Vaideeswaran on behalf of Creditor BANK OF AMERICA, NATIONAL ASSOCIATION
ecfcacb@piteduncan.com, GG@ecf.inforuptcy.com

Gagan G Vaideeswaran on behalf of Creditor Wells Fargo Bank, N.A.
ecfcacb@piteduncan.com, GG@ecf.inforuptcy.com

Joseph M Welch on behalf of Creditor Courtesy NEF
jwelch@buchalter.com, dcyrankowski@buchalter.com; docket@buchalter.com; ahorowitz@buchalter.com

Joseph M Welch on behalf of Creditor Rancho Federal Credit Union c/o Buchalter Nemer
jwelch@buchalter.com, dcyrankowski@buchalter.com; docket@buchalter.com; ahorowitz@buchalter.com

Timothy J Yoo on behalf of Plaintiff Alberta P. Stahl
tjy@lnbyb.com

Timothy J Yoo on behalf of Trustee Alberta P Stahl (TR)
tjy@lnbyb.com

Robert P Zahradka on behalf of Interested Party Courtesy NEF
ecfcacb@piteduncan.com, RPZ@ecf.inforuptcy.com

2. SERVED BY UNITED STATES MAIL: On **April 28, 2015**, 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.

VIA U.S MAIL

Court
Hon. Richard Neiter
Roybal Federal Building
255 E. Temple Street, Suite 1652
Los Angeles, CA 90012

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 **April 28, 2015**, 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.

VIA 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.

April 28, 2015
Date

Marla L. Manion
Printed Name

/s/ Marla L. Manion
Signature