

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Steven Jay Katzman, State Bar No. 132755 skatzman@bmkattorneys.com Ali Matin, State Bar No. 268452 amatin@bmkattorneys.com BIENERT, MILLER & KATZMAN, PLC 903 Calle Amanecer, Suite 350 San Clemente, California 92673 Telephone (949) 369-3700/Facsimile (949) 369-3701 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: NOH, SEUNG HO & NOH, LINDA Debtor(s).	CASE NO.: 2:13-bk-39690-BB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 12/09/2015	Time: 10:00 am
Location: Courtroom 1475 (Chief Judge Sheri Bluebond), 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 11/25/2015

Description of property to be sold:
 The estate's right, title, and interest in the real property located at 5220 Los Diegos Way, Los Angeles, California 90027.

Terms and conditions of sale:
 The pertinent terms of the sale are ALL CASH on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without representations or warranties of any kind or nature whatsoever whether express or implied. A copy of the purchase agreement and addendum thereto can be provided upon request from attorneys listed above.

Proposed sale price: \$ 2,000,000.00

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):

Proposed overbid procedures, subject to court approval, are attached.

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

Date: December 9, 2015

Time: 10:00 a.m.

Judge: Chief Judge Sheri Bluebond

Place: Courtroom 1475

Edward R. Roybal Courthouse

255 E. Temple Street

Los Angeles, CA 90012

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

Ali Matin

BIENERT, MILLER & KATZMAN, PLC

903 Calle Amanecer, Suite 350

San Clemente, California 92673

Telephone (949) 369-3700

Facsimile (949) 369-3701

Date: 11/18/2015

Proposed Overbid Procedures

1. Any person or entity that is interested in purchasing real property (the “Bidder”) located at 5220 Los Diegos Way, Los Angeles, California 90027 (the “Property”) must serve the Trustee and his counsel with an initial bid in conformance with this section (“Overbid”), such that any Overbid is actually received no later than the close of business on the business day prior to the hearing (the “Bid Deadline”).
2. Any entity that submits a timely, conforming Overbid shall be deemed a “Qualified Bidder” and may bid for the Property at the hearing. Unless otherwise permitted by the Court, any entity that fails to submit a timely, conforming Overbid shall be disqualified from bidding for the Property.
3. The Trustee and his counsel, subject to the rights of a Bidder or party in interest to raise an issue with the Court, shall have sole authority to determine whether a party is a Qualified Bidder.
4. Any Overbid must remain open until the conclusion of the auction to be held at the hearing on this Motion.
5. Any Overbid must provide for a minimum purchase price of at least \$2,050,000 (calculated as a \$50,000 increase in sales price).
6. Any Overbid must be for the Property “as is,” “where is,” and “with all faults,” and shall not contain any financing contingency, due diligence contingency, or any other contingency fee, termination fee, or any similar fee or expense reimbursement.
7. Any Overbid must be accompanied by proof satisfactory to counsel for the Trustee that such bidder has sufficient funds or pre-approved financing to complete the sale, and must be accompanied by a cashier’s check in the amount of \$20,000 as earnest money deposit.
8. Any Overbid must be made by a person or entity who has completed its due diligence review of the Property and is satisfied with the results.
9. Any Overbid must be in the same form as the Purchase Agreement. The only acceptable changes will be to the identity of the buyer and the purchase price.

10. If a timely, conforming Overbid for the Property is received, all Qualified Bidders may participate in the auction. The auction shall be governed by the following procedures: (a) all Qualified Bidders shall be deemed to have consented to the core jurisdiction of the Bankruptcy Court and to have waived any right to jury trial in connection with any disputes relating to the auction or the sale of the Property; (b) the minimum bidding increment during the Auction shall be \$10,000, except for the initial Overbid, which will require a minimum bid of \$50,000; and (c) the Court will determine which of the bids is the best bid (the "Successful Bid").

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: 903 Calle Amanecer, Suite, 350; San Clemente, CA 92673

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 November 18, 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:

Lillian Kim – firstlawfirm@yahoo.com
Mary Lee – leemarylaw@aol.com
Daren Schlecter – daren@schlecterlaw.com
Marian Garza - ecfnotices@ascensioncapiatgroup.com
Kelly Johnson – ksjesq@aol.com
David Goodrich – GoodrichTrustee@sulmeyerlaw.com, c143@ecfcbis.com
United States Trustee – ustpreion16.la.ecf@usdoj.gov
Allan Herzlich – allan@herzlich-blum.com
William W Kim - william@parkandlim.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On November 18, 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.

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 November 18, 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.

Honorable Sheri Bluebond (Overnight Mail)
U.S. Bankruptcy Court
Los Angeles Division
255 E. Temple Street, Suite 1482/Courtroom 1475
Los Angeles, CA 90012-3332

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.

November 18, 2015
Date

Coleen Grogan
Printed Name

/s/ Coleen Grogan /s/
Signature

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2. SERVED BY UNITED STATES MAIL(Continued):

BMW Financial Services NA, LLC c/o Ascension Capital Group P.O. Box 201347 Arlington, TX 76006-1347	Courtesy NEF c/o Law Office of Daren M. Schlecter 1925 Century Park East, Suite 830 Los Angeles, CA 90067-2709
Employment Development Dept. Bankruptcy Group MIC 92E P.O. Box 826880 Sacramento, CA 94280-0001	Franchise Tax Board Bankruptcy Section MS: A-340 P.O. Box 2952 Sacramento, CA 95812-2952
Keller Williams Beverly Hills 439 North Canon Dr. Beverly Hills, CA 90210-4897	Los Angeles City Clerk P.O. Box 53200 Los Angeles, CA 90053-0200
United States Trustee (LA) 915 Wilshire Blvd, Suite 1850 Los Angeles, CA 90017-3560	Los Angeles Division 255 East Temple Street Los Angeles, CA 90012-3332
BMW Financial Services Customer Service Center P.O. Box 3608 Dublin, OH 43016-0306	Banana Republic GE Capital P.O. Box 981400 El Paso, TX 79998-1400
Bank Of America P.O. Box 17054 Wilmington, DE 19850-7054	Bank Of America P.O. Box 650225 Dallas, TX 75265-0225
Bertha Schapira c/o Herzlich & Blum, LLP 15760 Ventura Blvd., Suite 2024 Encino, CA 91436-3002	CT Operating Partner c/o W M Lines Esq 3838 Carson St #102 Torrance CA 90503-6703
Calvary Portfolio Svcs c/o Winn Law Group 110 E Wilshire Ave., Ste 212 Fullerton CA 92832-1960	Cavalry SPV I, LLC 500 Summit Lake Drive, Ste 400 Valhalla, NY 10595-1340
Chase 800 Brooksedge Blvd. Westerville, OH 43081-2822	Internal Revenue Service Centralized Insolvency Operations P.O. Box 7346 Philadelphia, PA 19101-7346
Eun Kim 55-1 Shingduk-Dong Mapogu #301 Wellt2 Tower Seoul, South Korea	Eunice Chung 236 S. Plymouth Blvd. Los Angeles, CA 90004-3814
Franchise Tax Board Bankruptcy Section MS A340 P.O. Box 2952 Sacramento, CA 95812	Franchise Tax Board P.O. Box 942867 Sacramento, CA 94267-0011
GE Capital 4125 Windward Plaza Alpharetta, GA 30005-8738	Ke Chung 1454 W. 221st Street Torrance, CA 90501-4026
Lexus Financial Services P.O. Box 9490 Cedar Rapids, IA 52409-9490	Ocwen P.O. Box 6440 Carol Stream, IL 60197-6440
Oon Y. And Sun Lee Oon Y. And Sun Lee Trust 236 S. Plymouth Blvd. Los Angeles, CA 90004-3814	Quantum3 Group LLC as agent for Galaxy Asset Purchasing LLC P.O. Box 788 Kirkland, WA 98083-0788

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

RJM Acquisitions, LLC 575 Underhill Blvd, Suite 224 Syosset, NY 11791-3416	Saks P.O. Box 60504 City Of Industry, CA 91716-0504
US Bank P.O. Box 5229 Cincinnati, OH 45201-5229	David M Goodrich 333 S. Hope St., 35th Floor Los Angeles, CA 90071-1406
Kelly S. Johnson 180 Newport Ctr. Dr. #100 Newport Beach, CA 92660-6997	Linda Noh 5220 Los Diegos Way Los Angeles, CA 90027-1016
Mary Lee 3250 Wilshire Blvd., Ste 900 Los Angeles, CA 90010-1511	Seung Ho Noh 5220 Los Diegos Way Los Angeles, CA 90027-1016
William W. Kim Park & Lim 3530 Wilshire Blvd., Ste 1300 Los Angeles, CA 90010-2318	Hahn Fife & Company LLP 22342 Avenida Empresa, Ste 260 Rancho Santa Margarita, CA 92688
Ocwen Loan Servicing, LLC c/o Corporation Service Company 2711 Centerville Rd., Ste 400 Wilmington, DE 19808	Bank of America, N.A. c/o CT Corporation System 818 West Seventh Street, Ste 930 Los Angeles, CA 90017
CT Operating Partnership, L.P. ATTN: Officer, Managing or General Agent, or Any Other Agent Authorized by Appointment or by Law to Receive Service of Process 3333 New Hyde Park Road New Hyde Park, NY 11042	Kimco Realty Corp. as successor in interest to CT Operating Partnership, L.P. c/o The Corporation Trust Incorporated 351 West Camden St. Baltimore, MD 21201
Catherine Antiporda P.O. Box 4963 Carson, CA 90749-4963	Catherine Antiporda 20022 Dalfsen Ave. Carson, CA 90746-2911
Cavalry Portfolio Services, LLC c/o The Corporation Trust Company Corporation Trust Center 1209 Orange St. Wilmington, DE 19801	

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