

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ Individual appearing without attorney
☒ Attorney for: Timothy J. Yoo, Ch. 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re:

ARSENIA MORALES LIWANAG,

Debtor(s).

CASE NO.: 2:16-bk-19436-RK

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/16/2018

Time: 2:30 pm

Location: Courtroom 1675, 255 E. Temple Street, Los Angeles, CA

Last date to file objections: 01/02/2018

Description of property to be sold: 2470 Baltic Ave., Long Beach, California 90810 (the “Property”).

Property purchased "as-is" without any representations or warranties of any kind.

Proposed sale price: \$ 505,000.00

Overbid procedure (if any):

See attached ex. 1

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

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

Lindsey L. Smith
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Date: 12/22/2017

EXHIBIT “1”

Overbid Procedures: (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 \$10,000 above the Purchase Price, with each additional bid in \$5,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Timothy J. Yoo, Chapter 7 Trustee," in the amount of \$50,500.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least seven days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchaser; (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 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.

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, California 90067.

A true and correct copy of the foregoing documents described as **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On **December 22, 2017**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Shraddha Bharatia on behalf of Creditor State Farm Bank
notices@becket-lee.com

Cory J Rooney on behalf of Plaintiff First National Bank Of Omaha
rooneylaw@outlook.com

Lindsey L Smith on behalf of Plaintiff Timothy J. Yoo
lls@lnbyb.com, lls@ecf.inforuptcy.com

Lindsey L Smith on behalf of Trustee Timothy Yoo (TR)
lls@lnbyb.com, lls@ecf.inforuptcy.com

United States Trustee (LA)
ustregion16.la.ecf@usdoj.gov

Nicholas M Wajda on behalf of Debtor Arsenia Morales Liwanag
info@wajdalawgroup.com, r47098@notify.bestcase.com

Timothy Yoo (TR)
tjytrustee@lnbyb.com, tyoo@ecf.epiqsystems.com; tjy@trustesolutions.net

2. SERVED BY UNITED STATES MAIL: On **December 22, 2017**, 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.

Courtesy Copy
Hon. Robert N. Kwan
United States Bankruptcy Court
255 East Temple St., Suite 1682
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 **December 22, 2017**, 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.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

December 22, 2017

Date

John Berwick

Type Name

/s/ John Berwick

Signature