

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p><b>BRETT B. CURLEE, Esq. (SBN 151058)</b>  <b>LAW OFFICES OF BRETT CURLEE</b>          11377 West Olympic Blvd., Suite 200          Los Angeles, CA 90064          Phone: (310) 203-3084          Fax: (310) 203-3071          Email: Brett.Curlee@TheCurleeLawFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: the Chapter 7 Trustee, Wesley H. Avery</p>	<p><b>FOR COURT USE ONLY</b></p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p><b>BRENDA C. HAN,</b></p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:17-bk-16419-BR CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 03/27/2018</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> Courtroom 1668, United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012-3300</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/13/2018

**Description of property to be sold:** Real Property Commonly know as 421 S. La Fayette Park Place, #503, Los Angeles, CA 90057, Los Angeles County Assessor's Parcel No. 5155-012-121. See Exhibit "1" to the Sale Motion identified below for a more specific legal description of the real property being sold.

**Terms and conditions of sale:** "Motion By The Chapter 7 Trustee For Order Approving: (1.) Real Property Sale (421 S. La Fayette Park Place, #503, Los Angeles, CA 90057) Free And Clear Of Liens And Interest; (2.) Overbid Procedure; (3.) Real Estate Agent Compensation; (4.) Directing Turnover Of Real Property; And (5.) Distribution Of Sale Proceeds" (the "Sale Motion"). A copy of the Sale Motion may be obtained by contacting the Law Offices Of Brett Curlee at the phone number and address set forth above.

**Proposed sale price:** \$ 510,000.00

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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):** DEADLINE TO SUBMIT BIDS IS March 23, 2018. Please see the Motion for full bidding procedures and details. The attached "Binding Offer To Purchase Real Property" must be completed and delivered to the Chapter 7 Trustee and his attorney, no later than two (2) business days before the Sale Motion hearing.

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

Hearing Date and Time: March 27, 2018 at 10:00 a.m.

Location of Hearing:

United States Bankruptcy Court

Central District Of California

Los Angeles Division

Courtroom 1668

255 East Temple Street

Los Angeles, CA 90012-3300

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

Bandeleg Oguntomilade

Bogun Realty and Luxury Homes

21317 De La Guerra Street

Woodland Hills, CA 91364

Telephone: (818) 825-6996

Email Adresse: bandele@bogunenterprises.com

Date: 02/21/2018

1 BINDING OFFER TO PURCHASE REAL PROPERTY

2 The undersigned ("Offeror") hereby offers (the "Offer") to purchase from Wesley H. Avery,  
3 Chapter 7 Trustee (the "Trustee") for the bankruptcy estate of Brenda C. Han (the "Debtor") the  
4 real property commonly known as, 421 South La Fayette Park Place, #503, Los Angeles, CA  
5 90067, Los Angeles County Assessor's Parcel No. 5155-012-121 (Hereinafter the "Subject  
6 Property") on the identical terms described in the MOTION BY THE CHAPTER 7 TRUSTEE  
7 FOR ORDER APPROVING: (1.) REAL PROPERTY SALE (421 S. La Fayette Park Place,  
8 #503, Los Angeles, CA 90057) FREE AND CLEAR OF LIENS AND INTEREST; (2.)  
9 OVERBID PROCEDURE; (3.) REAL ESTATE AGENT COMPENSATION; (4.) DIRECTING  
10 TURNOVER OF REAL PROPERTY; AND (5.) DISTRIBUTION OF SALE PROCEEDS;  
11 MEMORANDUM OF POINTS AND AUTHORITIES; DECLARATIONS OF WESLEY H.  
12 AVERY, BANDELE OGUNTOMILADE, J. MENCHACA, AMALIA KLINGER, JOHN  
13 KLINGER, AND BRETT B. CURLEE IN SUPPORT THEREOF, in the Debtors' pending  
14 bankruptcy case, In re Brenda C. Han, Bankr. Case No. 2:17-bk-16419-BR (Chapter 7).

15 There are no contingencies to this Offer whatsoever, including inspection, due diligence, or  
16 financing contingencies. The sale is subject to acceptance by the Trustee, approval by the  
17 Bankruptcy Court, and higher and better bids at the hearing on March 27, 2018 at 10:00 a.m. in  
18 Courtroom 1668 of the United States Bankruptcy Court, the Honorable Barry Russell,  
19 Bankruptcy Judge presiding, located in the Edward R. Roybal Federal Building at 255 East  
20 Temple Street, in Los Angeles, California, 90012 or at any continued hearing on the motion to  
21 approve the sale.

22 Offeror further understands the sale is "as is" and "where is" with no warranty or recourse  
23 whatsoever. Offeror has completed all due diligence which Offeror believes to be required to  
24 purchase the Subject Property at the time of the hearing on the Motion and has not relied upon  
25 any statements, representations, or comments made by the Trustee, his attorneys, accountants, or  
26 his other agents or representatives. The Offeror is prepared to close escrow within thirty (30)  
27 days after entry of the order approving this Motion.

28 Offeror is providing herewith a cashier's check, money order, or certified check in the sum of  
\$5,000.00 for the Subject Property bid upon, made payable to "Wesley H. Avery, Chapter 7  
Trustee", which shall be credited to the sale price. The deposit shall be non-refundable if the  
Court confirms the sale to the Offeror but Offeror breaches his obligations under this Offer by  
failing to complete the purchase of the Subject Property, in which event the Trustee shall be free  
to sell the Subject Property to another, without limitation. Offeror's sole remedy if the Trustee  
is unable to close the sale shall be a return of the deposit in full. If the Offeror performs in full  
under the terms of this Offer, but the Court confirms the sale of the Subject Property to another,  
Offeror's deposit shall be refundable in full.

Offeror agrees to substitute into escrow No. 004632-SA at Better Escrow Service or to enter  
into a new escrow, upon Trustee's sole determination, upon identical terms and conditions  
except as to price and elimination of the Buyer's due diligence period. Offeror acknowledges  
having obtained a copy of the listing agreement, escrow instructions, and the Motion, all of  
which are incorporated herein by this reference, and the Offeror understands all of their terms.

A commission of 3.0% of the sale price shall be payable to Offeror's real estate broker, subject  
to approval of the Bankruptcy Court, but only upon closing of the sale to Offeror.

[signature page attached]

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Dated: \_\_\_\_\_

\_\_\_\_\_  
(Name of Offeror)

\_\_\_\_\_  
(Street address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Signature of Authorized Agent of Offeror, if applicable)

\_\_\_\_\_  
(Name of Real Estate Broker of Offeror)

\_\_\_\_\_  
(Name of Real Estate Agent of Offer)

\_\_\_\_\_  
(Telephone No. of Real Estate Agent for Offeror)