

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address William C. Beall, Bar No 97100 Beall & Burkhardt, APC 1114 State Street, Suite 200 Santa Barbara, CA 93101 Phone (805) 966-6774; Fax (805) 963-5988 Will@BeallandBurkhardt.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	
In re: Anita Laux, Debtor(s).	CASE NO.: 9:20-bk-10242-DS CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/27/2020	Time: 11:30 am
Location: Zoom.gov	

Type of Sale: Public Private **Last date to file objections:** 10/13/2020

Description of property to be sold:
 920 S. David Ave., Stockton California and legally described as The South 45 feet of the West ½ of Lot 22 as shown upon Map Entitled Burkett Acres, filed for record September 28, 1916 in Volume 8 of Maps and Plats, Page 67, San Joaquin County Records ("the Property")

Terms and conditions of sale: All cash
 Sale is "as is" without warranty or recourse of any kind

Proposed sale price: \$ 125,000.00

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 Attached

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):

William C. Beall, Bar No 97100
Beall & Burkhardt, APC
1114 State Street, Suite 200
Santa Barbara, CA 93101
Phone (805) 966-6774; Fax (805) 963-5988
Will@BeallandBurkhardt.com

Date: 9/28/20

Overbid procedures:

Any interested bidder with respect to the purchase of the property must attend the hearing on the motion (attendance will be virtual) or be represented by an individual at the hearing with authority to participate in the bidding process.

Any interested bidder must provide evidence to the Trustee through counsel of ability to close by October 22, 2020, or at least five calendar days prior to the sale.

All overbids shall be on substantially the same terms and conditions of the original offer, including being "as is" without warranty or recourse of any kind.

Deposit of \$13,000 by cashier's check made out to Sandra K. McBeth, Chapter 7 Trustee to be delivered to the Trustee by October 22, 2020, or no later than five calendar days prior to the sale. Deposits will be promptly returned if the depositor is neither the successful bidder or back up bidder.

The deposit of the successful bidder will be forfeited as liquidated damages if such party is thereafter unable to close the sale within 14 days of entry of the order confirming the sale.

If the successful bidder cannot timely complete the purchase of the property, the Trustee shall be authorized to complete the sale to such bidder who is designated by the Court as the back up bidder.

If there are any qualified overbidders, and auction of the property will be held at the time of the hearing on the Motion, currently set for October 27, 2020 at 11:30 a.m. at which time the Court shall determine the highest and best offer for the property.

Minimum overbid of \$5,000 above proposed sales price, with overbids of \$1,000 thereafter.

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:

1114 State Street, Suite 200, Santa Barbara, CA 93101

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 (*date*) 9/28/2020, 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:

- **William C Beall** will@beallandburkhardt.com, carissa@beallandburkhardt.com
- **Carissa N Horowitz** carissa@beallandburkhardt.com, artyc@aol.com;castlesb@aol.com
- **Sandra McBeth (TR)** jwalker@mcbethlegal.com, CA65@ecfcbis.com;ecf.alert+McBeth@titlexi.com
- **United States Trustee (ND)** ustpreion16.nd.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On 9/28/2020, 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.

Anita Laux

**1117 Rexford Place
Thousand Oaks, CA 91360
(Debtor in pro per)**

Service information continued on attached page

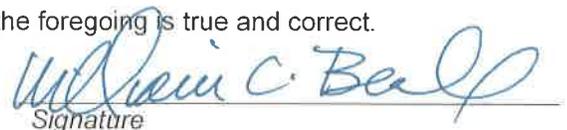
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 6/1/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for 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.

9/28/2020
Date

William C. Beall
Printed Name


Signature