

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number

FOR COURT USE ONLY

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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re:
ROBERT GWEN LESLIE and MARILYN BEVERLY LESLIE,

Debtor(s).

CASE NO.: 9:08-bk-11949-RR

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 11/4/14 **Time:** 10:30 a.m.

Location: Courtroom 201, 1415 State Street, Santa Barbara, California

Type of Sale: Public Private Last date to file objections:
10/21/14

Description of Property to be Sold: 1,794-acre real property with five dwellings located at 3739 Wheeler Canyon Road
Santa Paula, California 93060.

Terms and Conditions of Sale: The property shall be sold "as is" and "where is" and without any representation or
warranty, express or implied; 6% brokers commission.

Proposed Sale Price: \$1,613,700.00

Overbid Procedure (If Any): See attached Exhibit "A"

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
November 4, 2014 at 10:30 am, Courtroom 201 located at 1415 State St, Santa Barbara, CA
Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Lindsey L. Smith, Esq.
10250 Constellation Blvd., Suite 1700
Los Angeles, CA 90067
Tele: 310-229-1234; Fax-310-229-1244
E-mail: LLS@LNBYB.COM

Date: 10/3/14

EXHIBIT A

EXHIBIT A

The overbid procedures for the Property are as follows: (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 \$5,000 above the Purchase Price, with each additional bid in \$5,000 increments; (3) overbidders (except for the proposed purchaser) must deliver a deposit to the Trustee's counsel, by way of cashier's check made payable to "Sandra K. McBeth, Chapter 7 Trustee," in the amount of \$80,685.25 (i.e., 5% of the initial overbid purchase price) (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least 5 court days before 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 days of entry of the 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, 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 **October 3, 2014**, 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:

Nate Bernstein on behalf of Defendant ATC Realty Nine, Inc.
nate.bernstein@fnf.com

Nate Bernstein on behalf of Defendant WELLS FARGO BANK, N.A.
nate.bernstein@fnf.com

Nate Bernstein on behalf of Defendant WELLS FARGO BANK, N.A.
nate.bernstein@fnf.com

Kevin D Chaffin on behalf of Joint Debtor Marilyn Beverly Leslie
kevin@chaffinlaw.com, info@chaffinlaw.com

Kevin D Chaffin on behalf of Plaintiff Marilyn Beverly Leslie
kevin@chaffinlaw.com, info@chaffinlaw.com

Kevin D Chaffin on behalf of Plaintiff Robert Gwen Leslie
kevin@chaffinlaw.com, info@chaffinlaw.com

Brian D Fittipaldi on behalf of U.S. Trustee United States Trustee (ND)
brian.fittipaldi@usdoj.gov

Andrew A Goodman on behalf of Attorney Law Offices of Andrew Goodman, P.C.
agoodman@greenbass.com, ksopky@greenbass.com

Michelle S Grimberg on behalf of Defendant SANDRA K MCBETH
msg@lnrb.com, angela@lnrb.com

Ileana M Hernandez on behalf of Defendant ATC Realty Nine, Inc.
ihernandez@manatt.com

Ileana M Hernandez on behalf of Defendant WELLS FARGO BANK, N.A.
ihernandez@manatt.com

Nathan C Johnston on behalf of Creditor Internal Revenue Service
nathan.c.johnston@irsounsel.treas.gov

Sandra McBeth (TR)
jwalker@mcbethlegal.com, CA65@ecfbis.com

Carmela Pagay on behalf of Trustee Sandra McBeth (TR)
ctp@lnrb.com

Peter J Rudinkas on behalf of Interested Party Courtesy NEF
pjr.legal@gmail.com

Lindsey L Smith on behalf of Trustee Sandra McBeth (TR)
lls@lnbyb.com

Britney Torres on behalf of Interested Party Bobette Michele Leslie

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

btorres@lobbcliff.com, britney.torres.2012@lawmail.usc.edu

Aely K. Ullrich on behalf of Creditor Internal Revenue Service
aely.k.ullrich@irs.counsel.treas.gov

United States Trustee (ND)
ustregion16.nd.ecf@usdoj.gov

Timothy J Yoo on behalf of Trustee Sandra McBeth (TR)
tjy@lnbyb.com

Michael D Zeff on behalf of Attorney Michael D. Zeff, Esq.
jessicak@rosenthalzeff.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On October 3, 2014, 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

Hon. Peter H. Carrol
1415 State Street, Suite 230
Courtroom 201
Santa Barbara, California 93101-2511

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 October 3, 2014, 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.

October 3, 2014
Date

Marla L. Fuentes
Printed Name

/s/ Marla L. Fuentes
Signature