

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

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☐ Individual appearing without attorney  
☒ Attorney for: Todd A. Frealy, Chapter 7 Trustee

FOR COURT USE ONLY

## UNITED STATES BANKRUPTCY COURT

Debtor(s).

CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** 04/04/2017

**Time:** 11:00 am

**Location:** Video Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501

☒ Public☐ Private

**Last date to file objections: 03/21/2017**

9285 Rancho Drive, Cherry Valley, California 92223-3755 (the "Property").

**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: \$ 365,000.00**

**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:**

April 4, 2017 at 11:00 am, Video Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501

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

Anthony A. Friedman  
Levene, Neale, Bender, Yoo & Brill L.L.P.  
10250 Constellation Blvd., Suite 1700  
Los Angeles, CA 90067  
Tele: 310-229-1234  
Fax: 310-229-1244  
E-mail: AAF@LNBYB.COM

Date: 03/10/2017

## **Exhibit A**

**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 \$5,000.00 above the Purchase Price, with each additional bid in increments of \$1,000.00; (3) overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Todd A. Frealy, Chapter 7 Trustee," in the amount of \$36,500.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least 7 calendar days prior to 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 30 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, CA 90067

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 **March 10, 2017**, 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:

- Todd A. Frealy (TR) taitrustee@lnbyb.com, tfrealy@ecf.epiqsystems.com
- Anthony A Friedman aaf@lnbyb.com
- Richard J Hassen lawyer@hassenlaw.com
- Alexander Pham financialfirstaid@yahoo.com, alexphamlaw@yahoo.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- Robert P Zahradka ecfcacb@aldridgepite.com, RPZ@ecf.inforruptcy.com; rzahradka@aldridgepite.com

**2. SERVED BY UNITED STATES MAIL:** On **March 10, 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.

The Honorable Scott C. Clarkson  
United States Bankruptcy Court  
Central District of California  
411 W. Fourth Street, Suite 5130  
Santa Ana, CA 92701

☐ 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 **March 10, 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.

<b>March 10, 2017</b>	Lisa Masse	/s/ Lisa Masse
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>