

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

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☐ Individual appearing without attorney
☒ Attorney for: Jeffrey I. Golden, Chapter 7 Trustee

FOR COURT USE ONLY

In re:

CHRISTINE SEONMEE KIM,

CASE NO.: 8:16-bk-11636-CB

CHAPTER: 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/07/2017

Time: 2:30 pm

Location: Courtroom 5D, 411 West 4th Street, Santa Ana, CA 92701

Last date to file objections: 01/24/2017

Description of property to be sold: The Estate's record joint-tenancy interest in the real property commonly known as 24231 Angela Street, Lake Forest, CA 92630

Terms and conditions of sale: The proposed assignment of the estate's interest in the property will be on an “as-is” and “where-is” basis, and subject to all existing encumbrances, liens, claims, interests, and restrictions thereon, if any, subject to overbid at the hearing.

Proposed sale price: \$ 30,000.00

Overbid procedure (if any): Initial overbid is \$5,000 above the proposed sale price, with each additional bid in \$1,000 increments.
Overbidders must deliver the full amount by way of cashier's check made out to "Jeffrey I. Golden, Chapter 7 Trustee" and proof of
of financial ability to close the sale to the Trustee's Counsel by 4:00 pm on February 3, 2017.

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):

Counsel for the Trustee:

Jeremy W. Faith, Esq.

Meghann Triplett, Esq.

Margulies Faith, LLP

Telephone: (818) 705-2777

Email: Jeremy@MarguliesFaithlaw.com

Email: Meghann@MarguliesFaithlaw.com

Date: 01/17/2017

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:
16030 Ventura Blvd., Suite 470, Encino, CA 91436

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 *(date)* 01/17/2017, 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:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 01/17/2017, 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.

JUDGE: Hon. Catherine E. Bauer, U.S. Bankruptcy Court, 411 West 4th St., Ste. 5165, 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 *(date)* _____, 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.

01/17/2017
Date

Brian Reed
Printed Name

/s/ Brian Reed
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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