

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Howard M. Ehrenberg (CA Bar No. 125527) SulmeyerKupetz A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520</p> <p><input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: KONSTADINOS GEORGOPOULOS AND DEMETRA GEORGOPOULOS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-11966-RN CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: November 13, 2013</p>	<p>Time: 9:00 a.m.</p>
<p>Location: U.S. Bankruptcy Court, Courtroom 1645, 255 East Temple St., Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** October 30, 2013

Description of property to be sold: Real property located at 23320 Gleneagle Ct., Santa Clarita, CA 91354
attached hereto.

Terms and conditions of sale: Free and clear of liens pursuant to Bankruptcy Code Section 363(b)(1) and (f) and
subject to overbids. All liens will be released, discharged and terminated at the close of escrow and no liens will attach to
the sale proceeds. The total consideration amount of \$486,700.00 is comprised of the purchase price of \$460,000.00
and a \$26,700.00 bankruptcy fee to be paid to the Estate through escrow upon closing of the sale.

Proposed sale price: \$486,700.00

Overbid procedure (if any): To qualify and be a Qualified Bidder, an interested buyer must submit in writing and be received by the Trustee on or before 4:00 pm PST on November 6, 2013 interested buyer's intent to participate in the overbidding process. See additional information attached.

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

November 13, 2013

9:00 a.m.

U.S. Bankruptcy Court

Courtroom 1645

255 East Temple St., Los Angeles, CA 90012

Los Angeles, CA 90012

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

Howard Ehrenberg

Chapter 7 Trustee

SulmeyerKupetz, A Professional Corporation

333 South Hope Street, 35th Floor

Los Angeles, California 90071-1406

Tel.: 213.626.2311

Fax: 213.629.4520

E-mail: hehrenberg@sulmeyerlaw.com

Date: October 7, 2013

Notice of Bidding Date and Deadline, Bidding Procedures and Process for Closing on the Sale Transaction

To ensure that the Estate and the senior lienholder receive the most value for the Property, the Trustee seeks approval of and will be utilizing the following reasonable and comprehensive bidding procedures (“Bidding Procedures”):

1. Qualified Bidders and Bid Deadline.

To qualify and be a Qualified Bidder, an interested buyer must do the following:

- Submit in writing and be received by the Trustee to the attention of Howard Ehrenberg on or before **4:00 p.m. (California time) November 6, 2013 (2 business days before the Final Bidding Round date of November 8, 2013)** the interested buyer's intent to participate in the overbidding process.
- Submit an overbid in writing of at least \$10,000 over the consideration offered by the Buyer, or a total consideration of \$496,700.
- The overbid must be accompanied by certified funds in an amount equal to three percent of the overbid purchase price.
- **The overbidder must also provide evidence of having sufficient specifically committed funds to complete the transaction or a lending commitment for the bid amount and such other documentation relevant to the bidder's ability to qualify as the purchaser of Property and ability to close the sale and immediately and unconditionally pay the winning bid purchase price at closing.**

2. Bidding Terms and Final Bidding Round.

- The initial bid price shall be at least \$10,000 over the consideration offered by the Buyer, or a total consideration of \$496,700. Minimum bid increments thereafter shall be \$2,000.
- The Qualified Bidder must seek to acquire the Property on terms and conditions not less favorable to the Estate than the terms and conditions to which the Buyer has agreed to purchase the Property as set forth in the Buyer's Agreement, including closing on the sale in the same time parameters as the Buyer.
- All competing bids must acknowledge that the Property is being sold on an “AS IS” basis without warranties of any kind, expressed or implied, being given by the Seller, concerning the condition of the Property or the quality of the title thereto, or any other matters relating to the Property. The competing bid buyer must represent and warrant that he/she is purchasing the Property as a result of their own investigations and are not buying the Property pursuant to any representation made by any broker, agent, accountant, attorney or employee acting at the direction, or on the behalf of the Seller. The competing bidder must acknowledge that he/she has inspected the Property, and upon closing of Escrow governed by the Agreement, the Buyer forever waives, for himself/herself, their heirs, successors and assigns, all claims against the Debtors, their attorneys, agents and employees, the Estate, Howard

Ehrenberg as Trustee and individually, and his attorneys, agents and employees, arising or which might otherwise arise in the future concerning the Property.

- If overbids are received from one or more Qualified Bidders, in order to allow all Qualified Bidders and Buyer to increase their bids, a final bidding round shall be conducted by the Trustee or his agent on **November 8, 2013 at 10:00 A.M.**, at the law offices of SulmeyerKupetz, APC located at 333 South Hope Street, 35th Floor, Los Angeles, CA 90071 ("Final Bidding Round").

- At the Final Bidding Round, all Qualified Bidders will be permitted to increase their bids. The bidding shall start at the price proposed to be paid in the highest Qualified Bid, as determined in Trustee's sole discretion, and continue in increments of at least \$2,000.

- The Trustee may adopt rules for the bidding process at the Final Bidding Round that, in his reasonable judgment, will better promote the goals of the bidding process. All such rules will provide that: (i) the procedures must be fair and open, with no participating Qualified Bidder disadvantaged in any material way as compared to any other Qualified Bidder, (ii) all bids shall be made and received in one room, on an open basis, and all other bidders shall be entitled to be present for all bidding with the understanding that the true identity of each bidder shall be fully disclosed to all other bidders and that all material terms of each bid will be fully disclosed to all other bidders throughout the entire open bidding process, and (iii) no Qualified Bidder will be permitted more than five minutes to respond to the previous bid at the open Final Bidding Round, and failure to respond within such time period shall disqualify such bidder from further eligibility to bid at the open Final Bidding Round.

- Only a Qualified Bidder who has submitted a bid is eligible to participate at the open Final Bidding Round.

- At the Final Bidding Round, the Trustee shall (i) review each overbid on the basis of financial and contractual terms, fewest contingencies, factors relevant to the sale process including length of time to close sale, highest non-refundable deposit, and factors affecting the speed and certainty of consummating the sale, and (ii) in the exercise of the Trustee's business judgment, identify the Qualified Bidder who has made the highest and best offer to purchase the Property, consistent with the Bidding Procedures ("Successful Bidder"). In addition, to identifying the Successful Bidder, the Trustee may identify at least two-back up bids (the "First Back-Up Bidder" and "Second Back-Up Bidder").

The Trustee shall have sole discretion in determining which overbid is the best for the Estate and will seek approval from the Court of the same.

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:
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071-1406

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) October 7, 2013, 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:

- Howard M Ehrenberg (TR) ehrenbergtrustee@sulmeyerlaw.com
- George Kezios georgekezios@gmail.com
- United States Trustee (LA) ustregion16.la.ecf@usdoj.gov
- Kristin S Webb bknotice@rcolegal.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) October 7, 2013, 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 Richard Neiter
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1652
255 E. Temple Street
Los Angeles, CA 90012-3332

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.

October 7, 2013 Lupe Cortez

Date

Printed Name

/s/ Lupe Cortez

Signature

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Los Angeles City Clerk
P.O. Box 53200
Los Angeles, CA 90053-0200

AT&T
P.O. Box 5025
Carol Stream, IL 60197-5025

Amex Dsnb
9111 Duke Blvd
Mason, OH 45040-8999

Angela Garcia
P.O. Box 41015
Downey, CA 90239-2015

Bank Of America
Attention: Recovery Department
4161 Piedmont Pkwy.
Greensboro, NC 27410-8110

Bank Of America
Attn: Bankruptcy NC4-105-0314
PO Box 26012
Greensboro, NC 27420-6012

Bank Of America
Po Box 982235
El Paso, TX 79998-2235

Bank of America
P.O. Box 15019
Wilmington, DE 19886-5019

Bk Of Amer
Attn: Correspondence Unit/CA6-919-02-41
PO Box 5170
Simi Valley, CA 93062-5170

Bk Of Amer
Po Box 982235
El Paso, TX 79998-2235

Board of Equalization
P.O. Box 942879
Sacramento, CA 94279-0101

California Business Bureau
1711 South Mountain Avenue
Monrovia, CA 91016-4256

Catherines
4590 E Broad St
Columbus, OH 43213-1301

Chase
Po Box 15298
Wilmington, DE 19850-5298

Chase Mht Bk
Attention: Bankruptcy
PO Box 15298
Wilmington, DE 19850-5298

Citibank Sd, Na
Attn: Centralized Bankruptcy
PO Box 20507
Kansas City, MO 64195-0507

City of Hope National Medical Center
Attn: Business Offices
1500 East Duarte Road
Duarte, CA 91010-3000

City of Pasadena
Pasadena Water and Power
P.O. Box 7120
Pasadena, CA 91109-7220

Consolidated Disposal Services
12949 Telegraph Road
Santa Fe Springs, CA 90670-4049

INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA, PA 19101-7346

Discover Fin Svcs Llc
Pob 15316
Wilmington, DE 19850-5316

Driftwood Dairy
10724 East Lower Azusa Rd
P.O. Box 5508
El Monte, CA 91734-1508

Dsnb Macys
9111 Duke Blvd
Mason, OH 45040-8999

El Greco, Inc
11700 Burke Street
Santa Fe Springs, CA 90670-2504

Employment Development Department
Bankruptcy Group
P.O. Box 826880 MIC 92E
Sacramento, CA 94280-0001

Franchise Tax Board
P.O. Box 942857
Sacramento, CA 94257-0001

Heartland Payment Systems
90 NASSAU STREET
PRINCETON, NJ 08542-4529

Huntington Medical Foundation
133 North Altadena Dr, 2nd Floor
Pasadena, CA 91107-7328

Ionian Produce & Fresh Eggs
13037 East Lakeand Rd
Santa Fe Springs, CA 90670-4500

Jack Harriman & Associates
216 Foothill Blvd
Monrovia, CA 91016

Laboratory Corporation of America
P.O. BOX 2240
Burlington, NC 27216-2240

Lexus Fsb
Po Box 108
Saint Louis, MO 63166-0108

Plaza Refrigeration
901 South Dodsworth
Glendora, CA 91740-4828

Pnc Bank, N.a.
1 Financial Pkwy
Kalamazoo, MI 49009-8002

Recontrust Company
1800 Tapo Canyon Rd, CA6-914-01-94
Simi Valley, CA 93063-6712

South Gate Meat Co
9336 Long Beach Blvd
South Gate, CA 90280-4143

THE JAMISON LAW FIRM, PC
35 N. Lake Avenue Suite 960
Pasadena, CA 91101-1819

The Gas Company
P.O. Box C
Monterey Park, CA 91756-5111

Verdudo Hills Hospital
Attn: Business Office
1812 Verdugo Blvd
Glendale, CA 91208-1409

Verdudo Orthopedic Medical Group
Attn: Business Office
1818 Verdugo Blvd, Suite 402
Glendale, CA 91208-1422

Verdudo Radiology Medical Group
P.O. BOX 1036
MONTROSE, CA 91021-1036

Wholesome Food Distribution
19431 Business Center Drive # 9
Northridge, CA 91324-6404

Wolf Properties, a Partnership
39 East Walnut Street
Pasadena California, CA 91103-3832

Demetra Georgopoulos
23320 Gleneagle Ct
Santa Clarita, CA 91354-1448

George Kezios
Law Offices of George Kezios
25876 The Old Rd Ste 295
Stevenson Ranch, CA 91381-1711

Konstadinos Georgopoulos
23320 Gleneagle Ct
Santa Clarita, CA 91354-1448

Department of the Treasury
Internal Revenue Service
Centralized Insolvency Office
Post Office Box 21126
Philadelphia, PA 19114

Toyota Motor Credit Co
Toyota Financial Services
PO Box 8026
Cedar Rapids, IA 52408