

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Alan G. Tippie (CA Bar No. 89587) atippie@sulmeyerlaw.com <b>Sulmeyer</b> Kupetz, A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, CA 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Elissa D. Miller, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:  435 CAPITAL GROUP, LLC,    Debtor(s).	CASE NO.: 2:16-bk-17700-SK CHAPTER: Chapter 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> October 5, 2016	<b>Time:</b> 9:00 a.m.
<b>Location:</b> Courtroom 1575, United States Bankruptcy Courthouse, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** September 21, 2016

**Description of property to be sold:** Commercial property located at 120 W. El Segundo Blvd., Los Angeles, CA 90061 APN 6132-039-025  
Property is a commercial lot of approximately 26,666 square feet, improved with a Class C building of approximately 10,238 square feet. The Property is occupied by an adult day care center, known as Graceful Senescence ADHC, Inc., pursuant to a written lease.

**Terms and conditions of sale:** One Million, Three Hundred Thousand Dollars U.S. (\$1,300,000.00), cash, with closing to occur 14 days after entry of order approving sale. Terms of sale set forth in purchase agreement attached to motion for sale on file with court. Sale to be "as is" and "where is" with no warranties or representations of any kind.

**Proposed sale price:** 1,300,000.00, subject to overbid

**Overbid procedure (if any):** \$39,000 deposit plus proof of funds to qualify; bidder must agree to terms of purchase agreement attached to motion; first overbid to be no less than \$1,325,000, with subsequent overbids of no less than \$5,000; deposit is non-refundable if bid is accepted and approved by Court; no contingencies

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

Hearing Date: October 5, 2016

Hearing Time: 9:00 a.m.

Location: Courtroom "1575", United States Bankruptcy Court  
255 E Temple Street, Los Angeles, CA 90012

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

Alan G. Tippie, counsel to Trustee

SulmeyerKupetz, 333 S. Hope Street, 35<sup>th</sup> Floor, LA, CA 90071

Telephone: 213 626 2311

Email: atippie@sulmeyerlaw.com

William Stimming, Keller Williams, broker for Trustee

Telephone: 310 954 0563

Email: billstimming@kw.com

Date: September 14, 2016

## 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

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)* September 14, 2016, 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:

Elissa Miller (TR)  
CA71@ecfcbis.com, MillerTrustee@Sulmeyerlaw.com;C124@ecfcbis.com

Ali R Nader on behalf of Debtor 435 Capital Group, LLC  
ali@nnwlegal.com, amir@nnwlegal.com;elvira@nnwlegal.com

United States Trustee (LA)  
ustpregion16.la.ecf@usdoj.gov

Ashley R Wedding on behalf of Creditor Wells Fargo Bank,N.A.  
awedding@fabozzimillerlaw.com, dsandoval@fabozzimillerlaw.com

Ashley R Wedding on behalf of Interested Party Wells Fargo Bank, N.A.  
awedding@fabozzimillerlaw.com, dsandoval@fabozzimillerlaw.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* \_\_\_\_\_, 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.

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)* September 14, 2016, 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.

The Honorable Sandra R. Klein  
U.S. Bankruptcy Court  
Roybal Federal Building  
Bin outside of Suite 1582  
255 E. Temple Street  
Los Angeles, CA 90012

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.

09/14/2016

Denise Walker

/s/Denise Walker

*Date*

*Printed Name*

*Signature*