

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Douglas D. Kappler (CA SBN 48979) A*S*K Financial 18653 Ventura Blvd., Suite 361 Tarzana, CA 91356 Telephone: 310.874.5321 Facsimile: 661.269.5312 Email: <a href="mailto:dkappler@askfinancial.com">dkappler@askfinancial.com</a>  • Attorney for: Timothy J. Yoo, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: MILLENNIUM PACIFIC ICON GROUP, LLC,       Debtor(s).	CASE NO.: 2:07-bk-15729-BB CHAPTER: 7          <b>AMENDED NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> April 30, 2014	<b>Time:</b> 10:00 a.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 1475, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:** Public **Last date to file objections:** April 16, 2014

**Description of property to be sold:** The Estate's right, title and interest in two (2) Judgments in favor of Timothy J. Yoo, Chapter 7 Trustee, against the Los Angeles Korean Methodist Church ("LAKMC") in the total amount of \$1,553,409.52. LAKMC owns four adjacent parcels of real property located at 433 South Normandie Ave., Los Angeles, CA, subject to a deed of trust in favor of the Evangelical Christian Credit Union recorded April 30, 2007 securing a loan in the original Principal amount of \$5,300,000. The Judgments are junior to the lien of the Credit Union.

**Terms and conditions of sale:** Sale is all cash. \$50,000.00 cash or cash equivalent payable at the hearing on the Sale motion. Balance payable ten days after entry of order approving the sale motion. If balance is not timely paid the buyer forfeits the deposit, and the Trustee may sell to the next highest bidder. The sale is final, and the Trustee may assume the buyer has completed any investigation or due diligence prior to the hearing.

**Proposed sale price:** \$500,000.00. Opening overbid shall be at least \$540,000.00.

**Overbid procedure (if any):** Initial overbid must be at least \$540,000.00. Buyer must be present at the hearing.

\$50,000.00 cash or cash equivalent must be paid at the hearing.

Balance of purchase must be paid within 10 days after sale or deposit will be forfeited.

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

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

Douglas D. Kappler

A\*S\*K Financial

18653 Ventura Blvd., Suite 361

Tarzana, CA 91356

Telephone: 310.874.5321

Facsimile: 661.269.5312

Email: [douglkappler@askfinancial.com](mailto:douglkappler@askfinancial.com)

Date: April 15, 2014

## 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: 6857 Cedros Avenue, Van Nuys, CA 91405.

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)* April 16, 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:

Julian I Gurule jgurule@milbank.com  
Douglas D Kappler dkappler@askfinancial.com  
Robert K Lee admin@robertklee.com;joannrkl@gmail.com;ellenril@gmail.com;bobleee.rk@gmail.com  
Montserrat Morales mmorales@peitzmanweg.com  
Kevin T Simon kevin@srhlawfirm.com  
United States Trustee (LA) ustregion16.la.ecf@usdoj.gov  
Timothy J Yoo tjttrustee@lnbrb.com; tyoo@ecf.epiqsystems.com

Service information continued on attached page

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

On *(date)* April 16, 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.

The Honorable Sheri Bluebond  
U.S. Bankruptcy Court  
Roybal Federal Building  
255 E. Temple Street, Bin outside of Suite 1482  
Los Angeles, CA 90012-3332  
VIA U.S. MAIL

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)* April 16, 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.

Counsel for Liquidity Capital Group, LLC  
Joseph A. Eisenberg, P.C.  
Jeffer, Mangles, Butler & Mitchell, LLP  
JEisenberg@JMBM.com  
Via Email

Counsel for Los Angeles Korean Methodist Church:  
Douglas Han dhan@justicelawcorp.com  
Via Email

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.

April 16, 2014 Myrna R. Richardson  
*Date Printed Name*

/s/ Myrna R. Richardson  
*Signature*