

Attorney or Party Name, Address, Telephone and FAX Numbers, and California State Bar Number Mark S. Horoupian (CA Bar No. 175373) Main Document Page 1 of 4 Marcus A. Tompkins (CA Bar No. 190922) SulmeyerKupetz A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520 Attorneys for Howard M. Ehrenberg, Chapter 11 Trustee		Filed 12/27/12 Entered 12/27/12 17:16:02 Desc FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA		
In re: YORK SQUARE, LLC, a California limited liability company, <div style="text-align: right;">Debtor(s).</div>		CASE NO.: 2:11-bk-15554-BB

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: January 30, 2013	Time: 11:00 a.m.
Location: U.S. Bankruptcy Court, Courtroom 1475, 255 East Temple St., Los Angeles, CA 90012	

Type of Sale: Public Private Last date to file objections: January 16, 2013

Description of Property to be Sold: Commercial real property commonly known as 6301-6323 North Figueroa Street, Los Angeles, California 90042

Terms and Conditions of Sale: The property shall be sold "as is," without any representations or warranties of any kind. The property shall be sold free and clear of all liens and other interests, except that it will be subject to existing leases.

Proposed Sale Price: \$4,291,250

Overbid Procedure (If Any): (a) Bids must be comprised of all cash, with a value of \$4,375,000 or greater; (b) subsequent bids will be in increments of at least \$25,000; (c) the original proposed buyer (who is also a secured creditor) may credit bid no more than \$3,900,000; (d) all potential overbids must be made no less than five calendar days before the hearing date stated above; and (e) all overbidders must provide proof of funds (with no contingencies) that demonstrate to the Trustee/Seller's satisfaction that such overbidder has the ability to complete the purchase/sale.

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Mark S. Horoupian
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: mhoroupian@sulmeyerlaw.com

Date: December 27, 2012

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 (*specify*): **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) December 27, 2012 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:

Andrew K Alper on behalf of Creditor Cowboy Company LLC
aalper@frandzel.com, efileing@frandzel.com; ekidder@frandzel.com

Julian K Bach on behalf of Creditor Cowboy Company LLC
Julian@Jbachlaw.com

Julie A Belezzuoli on behalf of Creditor Committee Official Committee of Creditors Holding Unsecured Claims of the Bankruptcy Estate of Michael J. Kamen
julie.belezzuoli@kayescholer.com

Marc S Cohen on behalf of Creditor Committee Official Committee of Creditors Holding Unsecured Claims of the Bankruptcy Estate of Michael J. Kamen
mcohen@kayescholer.com

Leslie A Cohen on behalf of Creditor Michael Kamen
leslie@lesliecohenlaw.com, jaime@lesliecohenlaw.com; Brian@lesliecohenlaw.com

Ashleigh A Danker on behalf of Creditor Committee Official Committee of Creditors Holding Unsecured Claims of the Bankruptcy Estate of Michael J. Kamen
adanker@kayescholer.com

Howard M Ehrenberg (TR)
ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com; C123@ecfcbis.com

David B Golubchik on behalf of Debtor York Square, LLC
dbg@lnrb.com, dbg@ecf.inforuptcy.com

David B Golubchik on behalf of Plaintiff York Square, LLC
dbg@lnbyb.com, dbg@ecf.inforuptcy.com

Michelle S Grimberg on behalf of Debtor York Square, LLC
msg@lnrb.com, angela@lnrb.com

Michelle S Grimberg on behalf of Plaintiff York Square, LLC
msg@lnbyb.com, angela@lnrb.com

David Guess on behalf of Interested Party Courtesy NEF
dguess@ktbslaw.com

Mark S Horoupian on behalf of Trustee Howard Ehrenberg (TR)
mhoroupian@sulmeyerlaw.com, kfox@sulmeyerlaw.com

Nami Kang on behalf of Interested Party Courtesy NEF
nkang@erlaw.com

Andy Kong on behalf of Creditor Gerson Fox, Gertrude Fox and Gerson and Gertrude Fox Family Trust
Kong.Andy@ArentFox.com

Gwendolen D Long on behalf of Debtor York Square, LLC
gdl@lnbyb.com

Scotta E McFarland on behalf of Creditor Gerson Fox, Gertrude Fox and Gerson and Gertrude Fox Family Trust
smcfarland@pszjlaw.com, smcfarland@pszjlaw.com

Maihar S Pagay on behalf of Creditor Gerson Fox, Gertrude Fox and Gerson and Gertrude Fox Family Trust
mpagay@pszjlaw.com, mpagay@pszjlaw.com

Carmela Pagay on behalf of Debtor York Square, LLC
ctp@lnbrb.com

Russell H Rapoport on behalf of Creditor Mirman, Bubman & Nahmias, LLP
rrapoport@prllplaw.com, lgillis@prllplaw.com

Christopher S Reeder on behalf of Debtor York Square, LLC
csreeder@rkmc.com

Saul Reiss on behalf of Other Professional Law Offices of Saul Reiss, P.C.
reisslaw@verizon.net

Neal Salisian on behalf of Creditor Michael Kamen
neal.salisian@salisianlee.com, richard.lee@salisianlee.com;christina.cordero@salisianlee.com

Melanie C Scott on behalf of U.S. Trustee United States Trustee (LA)
Melanie.Scott@usdoj.gov

Randy B. Soref on behalf of Creditor Gerson Fox, Gertrude Fox and Gerson and Gertrude Fox Family Trust
rsoref@buchalter.com, IFS_filing@buchalter.com

Adam M Starr on behalf of Interested Party Courtesy NEF
starra@gtlaw.com, laik@gtlaw.com

Alla Tenina on behalf of Creditor Cowboy Company LLC
sashavk_1@yahoo.com

Marcus Tompkins on behalf of Trustee Howard Ehrenberg (TR)
mtompkins@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com

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

Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL:

On *(date)* December 27, 2012, 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, Suite 1482
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.

December 27, 2012	Maria R. Viramontes	/s/ Maria R. Viramontes
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>