Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Daniel A. Lev (CA Bar No. 129622) dlev@sulmeyerlaw.com SulmeyerKupetz, A Professional Corporation 333 South Hope Street, 35th Floor Los Angeles, CA 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520 ☐ *Individual appearing without attorney* ☒ *Attorney for:* Howard M. Ehrenberg, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

In re: HASSEN IMPORTS PARTNERSHIP, a California limited partnership, Debtor(s).	CASE NO.: 2:11-bk-42068-ER CHAPTER: 7 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: October 9, 2014	**Time:** 10:00 a.m.
Location: 255 East Temple Street, Los Angeles, California 90012, Courtroom "1568"	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** September 25, 2014

Description of property to be sold: 1900 E. Garvey Avenue South, West Covina, California 91791, 1932 E. Garvey Avenue South, West Covina, California 91791, 2000 E. Garvey Avenue South, West Covina, California 91791

Terms and conditions of sale: $14,500,000, cash (see attachment)

Proposed sale price: $14,500,000, cash (see attachment)

DLEV\ 2432281.1 9/11/2014 (3:52 PM) This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (*if any*): None

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

October 9, 2014
10:00 a.m.
255 East Temple Street
Courtroom "1568"
Los Angeles, California 90012

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

Daniel A. Lev, Esq.
SulmeyerKupetz, A Professional Corporation
333 South Hope Street, 35th Floor
Los Angeles, California 90071
Telephone: 213.626.2311

Date: September 18, 2014

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY

Description of Property to be Sold: Howard M. Ehrenberg (the "Trustee"), the duly appointed, qualified, and acting chapter 7 trustee for the estate of the debtor Hassen Imports Partnership, a California limited partnership (the "Debtor"), has caused to be filed his "Chapter 7 Trustee's Motion for Order (1) Authorizing Sale of Real Property (1900 East Garvey Avenue South, West Covina, California 91791, 1932 East Garvey Avenue South, West Covina, California 91791, and 2000 East Garvey Avenue South, West Covina, California 91791) Free and Clear of Liens, Claims and Interests; (2) Confirming Sale To Third Party or the Highest Bidder Appearing At the Hearing; (3) Determining That Buyer Is A Good Faith Purchaser; (4) Waiving the Fourteen (14) Day Stay Prescribed By Rule 6004(h) of the Federal Rules of Bankruptcy Procedure; and (5) Authorizing Assumption and Assignment of Unexpired Leases of Non-Residential Real Property To Buyer; Memorandum of Points and Authorities; Declaration of Howard M. Ehrenberg in Support Thereof" (the "Motion"), through which the Trustee seeks the entry of an order approving the sale (the "Sale") of the estate's interest in certain real property more commonly known as 1900 East Garvey Avenue South, West Covina, California 91791 (the "Hummer Property"), 1932 East Garvey Avenue South, West Covina, California 91791 (the "Chevrolet Property"), and 2000 East Garvey Avenue South, West Covina, California 91791 (the "Ford Property") (collectively, the "Auto-Mall Property") on the terms and conditions stated in the written "Agreement of Purchase and Sale and Joint Escrow Instructions" (the "Auto-Mall Purchase Agreement") dated September 17, 2014, by and between the Trustee, as seller, and Bently Real Estate, LLC, a California limited liability company, or its designated assignee (the "Buyer" or "Bently"), as buyer, which is attached to the Motion as Exhibit "A". The Trustee also seeks an order pursuant to 11 U.S.C. § 365 authorizing the assumption and assignment of two post-petition leases of non-residential real property to the Buyer. The Auto-Mall Purchase Agreement provides that the Buyer shall pay the amount of $14,500,000, cash. As part of the Motion, the Trustee seeks an order approving the Sale free and clear of certain liens, claims and interests, with said liens, claims and interests to attach to the sales proceeds in the same manner and priority as under applicable law. The Auto-Mall Property is being sold on an "as is" "where is" basis, with no warranties, recourse, contingencies or representations of any kind, except as may be provided in the Auto-Mall Purchase Agreement. The Trustee also seeks an order (i) confirming the Sale to the Buyer, (ii) authorizing the Trustee to execute any and all documents that may be necessary to consummate the Sale, (iii) determining that the Buyer is entitled to 11 U.S.C. § 363(m) protection, and (iv) waiving the fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy Procedure. In sum, pursuant to the Motion, (i) the Auto-Mall Property will be sold to the Bently for the total purchase price of $14,500,000, cash; (ii) the taxes and assessments, general and special, for APN No. 8478-007-039 in the present amount of $51,662.91, plus the lien of defaulted taxes in the present amount of $209,995.22, will be paid from the sale proceeds; (iii) the taxes and assessments, general and special, for APN No. 8478-007-040 in the present amount of $2,805.09, plus the lien of defaulted taxes in the present amount of $12,369.04, will be paid from the sale proceeds; (iv) the taxes and assessments,

general and special, for APN No. 8478-004-046 in the present amount of $27,049.87, plus the lien of defaulted taxes in the present amount of $180,744.81, will be paid from the sale proceeds; (v) the taxes and assessments, general and special, for APN No. 8478-004-049 in the present amount of $4,366.61, plus the lien of defaulted taxes in the present amount of $14,413.18, will be paid from the sale proceeds; (vi) the taxes and assessments, general and special, for APN No. 8478-004-047 in the present amount of $162,267.90, plus the lien of defaulted taxes in the present amount of $526,559.91, will be paid from the sale proceeds; (vii) the taxes and assessments, general and special, for APN No. 8478-004-048 in the present amount of $4,850.02, plus the lien of defaulted taxes in the present amount of $15,905.05, will be paid from the sale proceeds; (viii) the lien for unsecured property taxes n favor of the County of Los Angeles recorded on April 8, 2014, bearing Instrument No. 14-0353269, in the amount of $1,104.20 will be paid from the sale proceeds; (ix) the approved broker's commission, fees and costs of the sale chargeable to the estate will be paid from the sale proceeds; (x) the deed of trust in favor of CorePointe (recorded as Chrysler Financial Company, LLC) recorded on June 22, 1999, bearing Instrument No. 09-1411132, in the original principal amount of $6,500,000 will be paid from the sale proceeds; (xi) the deed of trust in favor of CorePointe (recorded as Chrysler Financial Company, LLC) recorded on January 12, 2001, bearing Instrument No. 01-0077828, in the original principal amount of $2,850,000 will be paid from the sale proceeds; (xii) the deed of trust in favor of CorePointe (recorded as Chrysler Financial Company, LLC) recorded on May 21, 2002, bearing Instrument No. 02-1165013, in the original principal amount of $2,500,000 will be paid from the sale proceeds; (xiii) the deed of trust in favor of CorePointe (recorded as DaimlerChrysler Financial Services Americas, LLC) recorded on October 20, 2006, bearing Instrument No. 06-2335086, in the original principal amount of $5,000,000 will be paid from the sale proceeds; (xiv) the sale will be free and clear of (a) the abstract of judgment recorded on July 3, 2007, bearing Instrument No. 20071594752, in favor of the City of West Covina in the amount of $140,527.80, (b) the abstract of judgment recorded on July 1, 2011 (within 90 days of the Petition Date), bearing Instrument No. 20110897724, in favor of the City of West Covina in the amount of $7,586,603.14, (c) the deed of trust in favor of the City of West Covina recorded on October 29, 1999, bearing Instrument No. 99-2032345, (d) the deed of trust in favor of the City of West Covina recorded on November 1, 1999, bearing Instrument No. 99-2107204, (e) the lease recorded December 15, 1999, bearing Instrument No. 99-2303283, by and between the Debtor, as lessor, and West Covina Motors, Inc., as lessee, (f) the option recorded June 12, 2000, bearing Instrument No. 00-0897346, by the Debtor, as optionor, and West Covina Motors, Inc. dba West Covina Doge, as optionee, (g) the lease recorded July 18, 2000, bearing Instrument No. 00-1101722, by the Debtor, as lessor, and West Covina Motors, Inc., as lessee, (h) the lease and subordination agreement recorded December 3, 1993, bearing Instrument Nos. 93-2368231 and 93-2368232, by and between the Debtor, as lessor, and Chrysler Realty Corporation, as lessee, (i) the lease and subordination agreement recorded October 20, 2006, bearing Instrument No. 06-2335087, by and between the Debtor, as lessor, and West Covina Motors, Inc. and West Covina Ford, Inc., as lessees, (j) the lease and subordination agreement recorded May 21, 2002, bearing Instrument No. 02-1165014, by and between the Debtor, as lessor, and West Covina Motors, Inc., as lessee, and (k) any

unknown encumbrances, liens, claims, or interests, with said encumbrances, liens, claims, or interests attaching to the net sales proceeds in the same manner and with the same effect, if any, under applicable federal and state law; and (l) the Trustee shall receive 100% of the net sales proceeds.

Method of Sale: Existing cash offer of $14,500,000.

Sale Description: Date of Sale: October 9, 2014, 10:00 a.m. (subject to continuances)
Place: 255 East Temple Street, Courtroom "1568", Los Angeles, CA 90012

Offer Received: The Trustee has received and accepted an offer from Bently or its designee (the "Buyer"), for $14,500,000, cash.

Overbid Terms: None.

Contact Name: Daniel A. Lev
Contact Number: (213) 626-2311
Case Name: In re Hassen Imports Partnership
Case Number: 2:11-bk-42068-ER

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 18, 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:

- Franklin C Adams — City of Covina, CA — franklin.adams@bbklaw.com
- James H Broderick — City of West Covina — Jbroderick@ssd.com, stephen.owens@ssd.com, christopher.petersen@ssd.com, juanita.vasquez@ssd.com, jordan.kroop@ssd.com
- Howard Camhi — Dighton America, Inc. — hcamhi@ecjlaw.com, kanthony@ecjlaw.com
- Carol Chow — Hassen Imports Partnership — CChow@Stutman.com
- Donald H Cram — Courtesy NEF — dhc@severson.com
- Howard M Ehrenberg (TR) — Chapter 7 Trustee — ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com;C123@ecfcbis.com, hehrenberg@ecf.inforuptcy.com
- Marina Fineman — Hassen Imports Partnership — mfineman@stutman.com
- Ben G Gage — Courtesy NEF — bgage@cookseylaw.com
- Kim P. Gage — Corepointe Capital Finance LLC — kgage@cookseylaw.com
- Lauren N Gans — West Covina Ford — lgans@shensonlawgroup.com
- Barry S Glaser — Los Angeles County Treasurer & Tax Collector — bglaser@swjlaw.com
- Marsha A. Houston — Courtesy NEF — mhouston@reedsmith.com
- Jordan A Kroop — Courtesy NEF — jordan.kroop@squiresanders.com, karen.graves@squiresanders.com, jordan.kroop@squiresanders.com, kimberly.hutchison@squiresanders.com
- Daniel A Lev — Howard M. Ehrenberg, Chapter 7 Trustee — dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com, dlev@ecf.inforuptcy.com, dwalker@ecf.inforuptcy.com
- Halvor R Melom — United States of America, IRA — halvor.r.melom@irscounsel.treas.gov
- Susan I Montgomery — Dighton America, Inc. — susan@simontgomerylaw.com
- Michael S Neumeister — Hassen Imports Partnership — mneumeister@stutman.com
- Aram Ordubegian — Courtesy NEF — ordubegian.aram@arentfox.com
- Christine M Pajak — Hassen Imports Partnership — cpajak@stutman.com
- Lisa M Peters — Chrysler Realty Corporation — lisa.peters@kutakrock.com
- Christopher J Petersen — City of West Covina — cjpetersen@blankrome.com
- Gary Prudian — Courtesy NEF — gprudian@manningleaver.com
- Christopher O Rivas — Howard M Ehrenberg (TR) — crivas@reedsmith.com
- Jonathon Shenson — West Covina Ford — jshenson@shensonlawgroup.com
- Cathy Ta — City of Covina, CA — cathy.ta@bbklaw.com, Arthur.Johnston@bbklaw.com, lisa.spencer@bbklaw.com

- John N Tedford — Courtesy NEF — jtedford@dgdk.com
  danninggill@gmail.com
- United States Trustee (LA) — ustpregion16.la.ecf@usdoj.gov
- Helen H Yang — City of West Covina — hyang@ssd.com
- Hatty K Yip — United States Trustee (LA) — hatty.yip@usdoj.gov
  Kenneth.G.Lau@usdoj.gov
  dare.law@usdoj.gov
  queenie.k.ng@usdoj.gov
  alvin.p.mar@usdoj.gov
  kelly.l.morrison@usdoj.gov
  melanie.green@usdoj.gov

☐ 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 18, 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.

The Honorable Ernest M. Robles
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1560
255 E. Temple Street
Los Angeles, CA 90012-3332

☐ 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.

09/18/2014	Denise Walker	/s/Denise Walker
Date	*Printed Name*	*Signature*