Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
Alan G. Tippie (CA Bar No. 89587)
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Los Angeles, CA 90071
Telephone: 213.626-2311
Facsimile: 213-629-4520

FOR COURT USE ONLY

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

In re:

C & M Russell, LLC,

Debtor(s).

Case No. 2:11-bk-53845-EC
Chapter 11

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 1, 2012	**Time: 1:30 p.m.**
Location: U.S. Bankruptcy Court, Courtroom 1639, 255 East Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: **February 16, 2012**

Description of Property to be Sold: 11 unit apartment building located at 2120 Vanderbilt Lane, Redondo Beach, CA with all tenant leases to be assigned to the buyer, to be sold free and clear of liens and other interests

Terms and Conditions of Sale: The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied

Proposed Sale Price: $1,589,475; Minimum overbid of $1,614,475

Overbid Procedure (If Any): Initial deposit - cash or cashier's check of $48,450 ("Deposit") payable to C & M Russell, LLC, tendered to Debtor by February 24, 2012 at 5:00 pm PST. Signed non-contingent APA on terms and conditions no less favorable than that of current APA. Additional overbids of at least $10,000. Deposit forfeited if buyer fails to close sale within 5 days of entry of sale order.

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

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

Avi E. Muhtar, Esq.
333 South Hope Street, 35th Floor
Los Angeles, CA 90071
Telephone: 213.626-2311
Email: *emuhtar@sulmeyerlaw.com*

Date: February 7, 2012

American LegalNet, Inc.
www.Forms*Workflow*.com

In re **C & M Russell, LLC,** Debtor(s).	CHAPTER: 11 Case No. 2:11-bk-53845-EC

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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, 35th Floor, Los Angeles, CA 90071

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On February 7, 2012 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

See Attached

☒ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):
On February 7, 2012 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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 Ellen Carroll
U.S. Bankruptcy Court
Roybal Federal Building
255 E. Temple Street, Bin Outside of Suite 1634
Los Angeles, CA 90012-3332

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

February 7, 2012	Myrna R. Richardson	/s/Myrna R. Richardson
Date	*Type Name*	*Signature*

American LegalNet, Inc.
www.FormsWorkflow.com

I. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Alvin Mar, Esq. — OUST (LA); alvin.mar@usdoj.gov
Ron Maroko, Esq. — OUST (LA); ron.maroko@usdoj.gov
Alan G. Tippie, Esq. — Debtor; atippie@sulmeyerlaw.com
Avi Muhtar, Esq. — Debtor; amuhtar@sulmeyerlaw.com
U.S. Trustee (LA); ustpregion16.la.ecf@usdoj.gov
Christopher M. Missick — cmissick@frankel-tennant.com
Douglas G. Tennant — dtennant@frankel-tennant.com
Michael D. Testan — mtestan@frankel-tennant.com

II. SERVED BY U.S. MAIL

DEBTOR
C & M Russell, LLC
PO Box 91017
Los Angeles, CA 90009

OFFICE OF THE UNITED STATES TRUSTEE
Alvin Mar, Esq.
Office of the United States Trustee
725 S. Figueroa St., 26th Floor
Los Angeles, CA 90017

SECURED CREDITORS

JP Morgan Chase Bank, N.A.
Commercial Term Lending
Royal Ridge Operations Center
PO BOX 650528
Dallas, TX 75265

Vijay Fadia
23844 Hawthorne Blvd., Suite 200
Torrance, CA 90505

CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

The Gas Company
PO BOX C
Monterey Park, CA 91756

Top Drawer Construction dba Qwik R
16315 Piuma
Cerritos, CA 90703

City of El Segundo
350 Main Street
El Segundo, 90245

Carlos Fabunan
216 W. Imperial Hwy., #3
El Segundo, CA 90245

Benjamin Gayatin & Melchora Uyeke
302 W. Imperial Hwy., #6
El Segundo, CA 90245

Michael & Carrie Nichols
302 W. Imperial Hwy., #1
El Segundo, CA 90245

Mia Gusman
2120 Vanderbilt Lane, #1
Redondo Beach, CA 90278

Dunrite Plumbing
2120 W. 186th Street
Torrance, CA 90504

Oceanside Pools, Inc.
PO BOX 3777
Redondo Beach, CA 90277

Berry, Black, Ewald & Moffitt
Jonathan Berry, Matthew Black, et al.
216 W. Imperial Hwy., #23
El Segundo, CA 90245

Mitchell Stone
1156 West 181st Street
Gardena, CA 90247

Elda Minakis & Omar Tapia
302 W. Imperial Hwy., #5
El Segundo, CA 90245

Sarah Keith
216 W. Imperial Hwy., #16
El Segundo, CA 90245

Miguel Silva
2120 Vanderbilt Lane, #11
Redondo Beach, CA 90278

Paycheck
1175 John Street
Main Office
West Henrietta, NY 14586

Southern California Edison
PO BOX 300
Rosemead, CA 91772

West Coast Chief Repair, Inc.
355 N. Fairfax Avenue
Los Angeles, CA 90036

David Chavarria & Michael Dinius
302 W. Imperial Hwy., #7
El Segundo, CA 90245

Todd & Rina Richardson
302 W. Imperial Hwy., #3
El Segundo, CA 90245

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El Segundo, CA 90245

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