

Elissa D. Miller (CA Bar No. 120029) emiller@sulmeyerlaw.com Elizabeth Z. Jiang (CA Bar No. 280733) ejiang@sulmeyerlaw.com <b>SulmeyerKupetz</b> A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorneys for Sam S. Leslie, Ch 7 Trustee	
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION</b>	
In re:  <b>CONSOLIDATED ENTITIES OF EDGAR REINOSO,</b>   Debtor.	CASE NO.: 2:12-bk-30218-RN CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> May 21, 2014	<b>Time:</b> 2:00 p.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 1645, 255 E. Temple Street, Los Angeles, CA 90012	
<b>Type of Sale:</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<b>Last date to file objections:</b> <u>May 7, 2014</u>

**Description of property to be sold:** Right, title, and interest of the Estate in the following:  
5325 S. Fort Apache Road, Las Vegas, Nevada (Parcel #163-30-718-006) (the "Property") as fully set forth on the attached Description of Property to be Sold

**Terms and conditions of sale:** Free and clear of all liens, claims, encumbrances and/or interests except for Leases. Property is being sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations of any kind.

**Proposed sale price:** \$4,400,000.00  
The Sale is Without Overbid.

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

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

May 21, 2014  
2:00 p.m.  
U.S. Bankruptcy Court, Los Angeles Division  
Courtroom 1645  
255 E. Temple Street  
Los Angeles, CA 90012

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

**THE SALE IS WITHOUT OVERBID**  
Elissa D. Miller, Esq.  
[emiller@sulmeyerlaw.com](mailto:emiller@sulmeyerlaw.com)  
**SulmeyerKupetz, A Professional Corporation**  
333 S. Hope St., 35<sup>th</sup> Floor  
Los Angeles, CA 90071-1406  
Telephone: (213) 626-2311  
Facsimile: (213) 629-4520  
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DATED: April 30, 2014

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**DESCRIPTION OF PROPERTY TO BE SOLD**

The Trustee is proposing to sell to the Buyer the following :

The Estate's right, title and interest in that certain parcel of real property commonly known as 5325 S. Fort Apache Road, Las Vegas, Nevada (Parcel #163-30-718-006), together with all buildings, building systems, appurtenances and improvements thereon, and all of the Debtor's interest, if any, in and to (i) the land lying within any street or roadway adjoining the real property described above or any vacated or hereafter vacated street or alley adjoining said real property, all minerals, oil, gas and other hydrocarbon substances on and under the real property, and all development rights, air rights, and water rights relating to the real property (the "Real Property"), (ii) all fixtures, furniture, equipment, and other tangible personal property, if any, owned by Debtor and located on the Real Property (the "Personal Property"), (iii) the "Leases," being all leases of space affecting the Real Property, and (iv) to the extent assignable and without warranty, the following (the "Intangible Personal Property"): (A) licenses, and permits relating to the operation of the Real Property, the Personal Property and the Leases (B) the right to use the name of the property (if any), all trademarks, service marks, trade names and logos in connection with the Property, (C) if still in effect, guaranties and warranties from any contractor, manufacturer or other person in connection with the construction or operation of the Real Property or on the Personal Property, and (E) all service contracts.

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## 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, 35<sup>th</sup> Floor, Los Angeles, CA 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)* April 30, 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:

- Jason Balitzer — Sam S Leslie (TR) jbalitzer@sulmeyerlaw.com
- Roman Borisov – Creditor Eugene Elliano romborisov@gmail.com
- Mark M Clairmont — Deutsche Bank National Trust Company mclairmont@gersonlaw.com
- Jennifer Witherell Crastz — Courtesy NEF jcrastz@hemar-rousso.com
- John Eggum — Axis Insurance Company jeggum@fgppr.com
- Carol J Fogleman — Rosamond Community Services District mfrost@bwsllaw.com
- Brian M Grossman — Linda Reinso bmg@bgrolaw.com
- Robert A Hessling — Whitehorse & Company, CPA rhessling@gmail.com
- Joshua R Holden — First Tennessee Bank National Association jholden@wsfa-law.com
- Kevin Hutty – Creditor Franchise Tax Board BKClaimConfirmation@ftb.ca.gov
- Elizabeth Jiang — Sam S Leslie (TR) ejiang@sulmeyerlaw.com
- Shervin Lalezary — Courtesy NEF shervin1@gmail.com
- Sam S Leslie (TR) — Chapter 11 Trustee sleslie@trusteeleslie.com
- Elissa Miller — Sam S. Leslie (TR) emiller@sulmeyerlaw.com
- Jennifer L Nassiri — CW Capital Asset Management LLC, as Special Servicer jnassiri@venable.com
- Christina J O — JPMorgan Chase Bank, National Association asokolowski@sulmeyerlaw.com
- Randy P Orlik — Courtesy NEF christinao@aol.com
- Joshua K Partington — Union Bank, N.A. rorlik@coxcastle.com
- Eric S Pezold — Courtesy NEF efilings@amlegalgroup.com
- Brett Ramsaur — Bank of America, N.A. epezold@swllaw.com
- Allan D Sarver — Peter Cho dwlewis@swllaw.com
- Jaime K Shean — Union Bank, N.A. bramsaur@swllaw.com
- Andrew Edward Smyth — Edgar Reinoso kcollins@swllaw.com
- United States Trustee (LA) ADSarver@aol.com
- Hatty K Yip — United States Trustee efilings@amlegalgroup.com
- office@smythandsmyth.com
- ustpregion16.la.ecf@usdoj.gov
- hatty.yip@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) April 30, 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 Richard M. Neiter  
U.S. Bankruptcy Court  
Roybal Federal Building  
255 E. Temple Street, Suite 1652  
Los Angeles, CA 90012-3332  
**Via Personal Delivery**

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 30, 2014          Denise Walker          /s/Denise Walker  
*Date*                                  *Printed Name*                                  *Signature*