

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEWIS BRISBOIS BISGAARD & SMITH ^{LLP} BRAD D. KRASNOFF, State Bar No. 125065 Brad.Krasnoff@LewisBrisbois.com SCOTT LEE, State Bar No. 204564 Scott.Lee@LewisBrisbois.com DOAH KIM, State Bar No. 287071 Doah.Kim@LewisBrisbois.com 221 North Figueroa Street, Suite 1200 Los Angeles, CA 90012 Telephone No. 213.250.1800 Facsimile No. 213.250.7900 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: JASON M. RUND, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION	
In re: VALENCIA GROUP, LLC, Debtor(s).	CASE NO.: 2:13-bk-30218-NB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: June 24, 2014	Time: 11:00 a.m.
Location: 255 East Temple Street, Courtroom 1545, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** June 10, 2014

Description of property to be sold: Estate's Interests in a Certain Liquor License (ABC Lic. No. 47-471134)

Terms and conditions of sale: The sale of the Liquor License will be on an "as is" and "where is" basis without any representations and/or warranties whatsoever subject to Bankruptcy Court approval and overbid.

Proposed sale price: \$67,000.00

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): See Attachment

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 email address):

Doah Kim
221 N. Figueroa Street, Suite 1200
Telephone No. 213.250.1800
Facsimile No. 213.250.7900
Doah.Kim@LewisBrisbois.com

Date: May 29, 2014

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Liquor License, the Trustee requests that the prospective overbidders comply with the following provisions:

1. Each party (including Buyer) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

2. Each party participating in the overbid process (except for Buyer) must remit at or prior to the hearing on the Motion a deposit in the form of a cashier's check or money order made payment to "Jason M. Rund, Chapter 7 Trustee" in the amount of five thousand dollars (\$5,000.00). The \$5,000 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase and/or transfer of the Liquor License within the period referenced in the applicable escrow documents. In order to participate in the bidding, any prospective overbidder must also provide evidence of his/her/its ability to consummate the sale at the time of the hearing on this Motion;

3. The bidding for the Liquor License shall begin at \$68,000.00 with overbids being made in the minimal increments of \$500.00;

4. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid; and

5. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the escrow documents. In the event that the Buyer is not the successful bidder, the successful bidder shall then take the place of the Buyer under the same terms and conditions as set forth in the escrow documents, and shall waive all contingencies regarding the purchase of the Liquor License.

6. Furthermore, if the successful bidder cannot deliver the balance of the final sale price or consummate the sale transaction within the applicable time period, the Trustee shall be authorized

to accept the offer made by the next highest bidder and the successful bidder's \$5,000 deposit shall be non-refundable.

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: 221 N. Figueroa Street, Suite 1200, Los Angeles, CA 90012

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 May 29, 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:

- Raymond H Aver ray@averlaw.com
- Lawrence M Jacobson lmj@gfjlawfirm.com
- Michael J Jaurigue michael@jlglawyers.com, mashi@jlglawyers.com; abigail@jlglawyers.com; elaine@jlglawyers.com; nam@jlglawyers.com
- Doah Kim Doah.Kim@LewisBrisbois.com, Monique.Talamante@LewisBrisbois.com
- William W Kim william@parkandlim.com
- Ian Landsberg ilandsberg@landsberg-law.com, bgomelsky@landsberg-law.com; ssaad@landsberg-law.com; dzuniga@landsberg-law.com
- Dare Law dare.law@usdoj.gov
- Elaine Le elaine@jlglawyers.com, michael@jlglawyers.com
- Nam Le nam@jlglawyers.com, shellie@jlglawyers.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- Kelly Sweeney ksweeney@spiwakandiezza.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

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

On May 29, 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 NEIL W. BASON

United States Bankruptcy Court
Central District of California
Los Angeles Division
255 East Temple Street, Suite 1552
Los Angeles, CA 90012

Service information continued on attached page

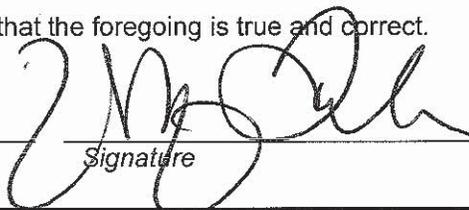
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method

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.

May 29, 2014 Monique Talamante
Date Printed Name


Signature

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