

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  LEONARD PEÑA (State Bar No. 192898) lpena@penalaw.com PEÑA & SOMA, APC 402 South Marengo Ave., Suite B Pasadena, California 91101 Telephone (626) 396-4000 Facsimile (213) 291-9102  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  PARK GREEN, LLC   Debtor(s).	CASE NO.: 2:15-BK-28991 VZ CHAPTER: 11  <div style="text-align: center; padding: 20px;"> <b>NOTICE OF SALE OF ESTATE PROPERTY</b> </div>

<b>Sale Date:</b> 12/13/2016	<b>Time:</b> 11:00 am
<b>Location:</b> 255 EAST TEMPLE STREET, COURTOOM 1368 LOS ANGELES CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 12/02/2016

**Description of property to be sold:**  
 Debtor's real property located at 1880 East Walnut Street, 175 North Greenwood Avenue, and 1890 East Walnut Street Pasadena, California ("Property")

**Terms and conditions of sale:**  
 \$4,700,000.00 for Debtor's interest in the Property free and clear of all liens and encumbrances. Sale must close with 120 days of order approving sale. No contingencies of any sort, sale is as is where is.

**Proposed sale price:** \$ 4,700,000.00

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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.

**Overbid procedure (if any):**

Minimum purchase price is \$4,700,000.00 plus \$50,000.00 deposit. Initial overbid and subsequent overbids in \$25,000.00 increments.

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

Hearing:

Date: December 13, 2016

Time: 11:00 a.m.

Ctrm: 1368

Place: 255 East Temple Street  
Los Angeles, CA 90012

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

LEONARD PEÑA (State Bar No. 192898)

lpena@penalaw.com

PEÑA & SOMA, APC

402 South Marengo Ave., Suite B

Pasadena, California 91101

Telephone (626) 396-4000

Facsimile (213) 291-9102

Date: 11/16/2016

In re: <b>Park Green LLC</b>  Debtor(s).	CHAPTER: 11 CASE NUMBER: 2:15-bk-28991
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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:  
**PEÑA & SOMA, APC**  
**402 South Marengo Ave., Suite B**  
**Pasadena, CA 91101**

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 11/17/2016, 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:

- Alan F Broidy on behalf of Creditor Allstar Financial Services Inc: alan@broidylaw.com, sherrie@broidylaw.com
- Vanessa M Haberbusch on behalf of Interested Party Haberbusch & Associates, LLP  
 vhaberbusch@lbinsolvency.com,  
 dhaberbusch@lbinsolvency.com,ahaberbusch@lbinsolvency.com,abostic@lbinsolvency.com,haberbusch.assistant@gmail.com,  
 mblake@lbinsolvency.com
- George C Lazar on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION: glazar@foxjohns.com
- Kelly L Morrison on behalf of U.S. Trustee United States Trustee (LA): kelly.l.morrison@usdoj.gov
- Leonard Pena on behalf of Debtor Park Green LLC: lpena@penalaw.com, penasomaecf@gmail.com
- Leonard Pena on behalf of Plaintiff Park Green LLC: lpena@penalaw.com, penasomaecf@gmail.com
- United States Trustee (LA): ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

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

On 11/16/2016, 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.

Honorable Judge Vincent P. Zurzolo: 255 E. Temple Street, Suite 1360 / Courtroom 1368, 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 \_\_\_\_\_, 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 of America that the foregoing is true and correct.

11/17/16  
Date

Veronica Castro  
Printed Name

\_\_\_\_\_  
Signature

Park Green LLC  
2570 E. Walnut Street  
Pasadena, CA 91107

Al & Ed's Auto Sound  
1880 E. Walnut  
Pasadena, CA 91107

All Star Financial Services, Inc.,  
20700 Ventura Blvd.,  
Suite 222  
Woodland Hills, CA 91364

Bridge Financial Advisors, LLC  
Jim Osterling  
1560 Homewood Drive  
Altadena, CA 91001

Eller Media Company  
1550 W. Washington Blvd.,  
Los Angeles, CA 90007

Franchise Tax Board  
Attn Bankruptcy  
PO Box 2952  
Sacramento, CA 95812-2952

Haberbush & Associates, LLP  
Vanessa M. Haberbush  
444 W. Ocean Blvd  
Long Beach, CA 90802

Internal Revenue Service  
PO Box 21126  
Philadelphia, PA 19114

LA County Tax Collector  
PO BOX 54088  
Los Angeles, CA 90054

Life Safer of So Cal.  
170 N. Parkwood Avenue  
Pasadena, CA 91107

Los Angeles County Fire Department  
Fire Department Headquarters  
1320 N. Eastern Avenue  
Los Angeles, CA 90063

Michele Lynette Gamble  
Collins, Collins, Muir & Stewart  
750 The City Drive S.  
Ste. 400  
Orange, CA 92868

MJL Construction  
1441 Huntington Drive  
1460  
South Pasadena, CA 91030

Paseo Limousine  
175 N. Greenwood Avenue  
Pasadena, CA 91107

Rincon Foreclosure Services, LLC  
20700 Ventura Blvd.,  
Suite 222  
Woodland Hills, CA 91364

RJ's Auto Body  
1870 E. Walnut Ave.,  
Pasadena, CA 91107

RJ's Auto Body  
1870 E. Walnut Avenue  
Pasadena, CA 91107

Sergio Pietro Sardo  
1870 E. Walnut Street  
Unit C  
Pasadena, CA 91107

Steven C. Schultz  
2570 E. Walnut Street  
Pasadena, CA 91107

Steven Schultz  
2570 E. Walnut Street  
Pasadena, CA 91107

Tait Environmental Services, Inc.,  
2131 S. Dupont  
Anaheim, CA 92806

US Bank  
PO Box 790401  
Saint Louis, MO 63179

Dahl Architect and Associates  
1134 El Centro Street  
South Pasadena, California 91030

Allstar Financial Services, Inc.  
c/o Law Offices of Alan F. Broidy  
1925 Century Park East 17<sup>th</sup> Floor  
Los Angeles, CA 90067-2701

Los Angeles Tax Collector  
PO Box 54088  
Los Angeles, CA 90054-0088

Los Angeles County Treasurer & Tax Collector  
Steckbauer Weinhart, LLP  
c/o Barry S. Glaser  
333 S. Hope Street Suite 3600  
Los Angeles, CA 90071

U.S. Bank National Association  
SAG- San Diego  
9918 Hibert St  
San Diego, CA 92131-1018

Los Angeles County Treasurer & Tax Collector  
PO Box 54110  
Los Angeles, CA 90054-0110

Tait Environmental Servies, Inc.  
c/o Jason Jones  
701 N. Parkercenter Dr.  
Santa Ana, CA 92705

Shamrock Acquisitions LLC  
Matthew B. Duffield  
Principal/President  
2170 Cass Lake Road, Suite D  
Keego Harbor, MI 48320

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Keningson Partners  
8771 Washington Blvd. Suite B,  
Culver City, CA 90232

Forbix Ventures LLC  
c/o Emil Khodorkovsky  
15260 Ventura Blvd., Suite 980  
Sherman Oaks, California 91403

Cardinal Equities LLC  
c/o Peter Cohen  
8665 Wilshire Boulevard, Suite 410  
Beverly Hills, California 90211

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Paul Realty Group, LLC  
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2444 Wilshire Blvd #102  
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17885 Von Karman, Suite 450  
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1508 17th Street  
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c/o Zach Anderson  
Director of Land Acquisitions  
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