Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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
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☐ *Individual appearing without attorney*
☒ *Attorney for:* Elissa D. Miller, Chapter 7 Trustee

FOR COURT USE ONLY

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

In re:

QUIGG LA 11, LLC

Affects:

QUIGG LA 17, LLC

Debtor(s).

CASE NO.: 2:16-bk-25740-ER

JOINTLY ADMINISTERED WITH:

CASE NOS.: 2:16-bk-25768-ER, 2:16-bk-25782-ER, 2:16-bk-25783-ER, 2:16-bk-25763-ER, 2:16-bk-25784-ER, 2:16-bk-25786-ER, 2:16-bk-25787-ER

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: August 29, 2017 **Time:** 11:00 a.m.

Location: 255 East Temple Street, Los Angeles, California 90012, Courtroom "1568"

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: August 15, 2017

Description of property to be sold: 428 South June Street, Los Angeles, California 90020 [APN 5505-002-008]

Terms and conditions of sale: $3,750,000, cash

Proposed sale price: $3,750,000, cash

DAL\ 2592984.1 8/8/2017 (12:25 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*): Sale is not subject to overbids

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

August 29, 2017
11:00 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: August 8, 2017

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*) August 8, 2017, 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:

Brian C Andrews on behalf of Creditor Cook Development Company
james@briancandrews.com, andrewslawgroupinc@gmail.com;r44711@notify.bestcase.com

Lynn Brown on behalf of Creditor American Express Bank, FSB
notices@becket-lee.com

David I Brownstein on behalf of Creditor Hollywood Wholesale Electric, Inc.
david@brownsteinfirm.com

David I Brownstein on behalf of Creditor Premium Energy Solutions, Inc.
david@brownsteinfirm.com

Andrew Carlton on behalf of Interested Party Courtesy NEF
acarlton@candclawyers.com, ddoorbar@candclawyers.com

Peter A Davidson on behalf of Interested Party Courtesy NEF
pdavidson@ecjlaw.com, lpekrul@ecjlaw.com

Louis J Esbin on behalf of Creditor Creative Finishes, Ltd.
Esbinlaw@sbcglobal.net

Thomas M Geher on behalf of Interested Party Courtesy NEF
tmg@jmbm.com, bt@jmbm.com;fc3@jmbm.com;tmg@ecf.inforuptcy.com

Michael I Gottfried on behalf of Creditor 1011409 B.C. Ltd.
mgottfried@lgbfirm.com, srichmond@lgbfirm.com;emeza@lgbfirm.com

Asa S Hami on behalf of Trustee Elissa Miller (TR)
ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com;ahami@ecf.inforuptcy.com

Neil M Katsuyama on behalf of Creditor Pierre Landscape, Inc.
nmkatsuyama@jonesbell.com, neil.katsuyama@gmail.com

Neil M Katsuyama on behalf of Interested Party Courtesy NEF
nmkatsuyama@jonesbell.com, neil.katsuyama@gmail.com

Glenn C Kelble on behalf of Creditor Access Investment, LLC
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com
Glenn C Kelble on behalf of Creditor Achor Assets II, LLC
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com

Glenn C Kelble on behalf of Creditor Anchor Assets II, LLC
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com

Glenn C Kelble on behalf of Creditor Anchor Assets V, LLC
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com

Glenn C Kelble on behalf of Creditor Anchor Fund, LLC
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com

Glenn C Kelble on behalf of Creditor Committee Chair Asset Investment, LLC
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com

Glenn C Kelble on behalf of Interested Party Courtesy NEF
gkelble@spiwakandiezza.com, cm-ecf@spiwakandiezza.com

Yale K Kim on behalf of Creditor 10100 Santa Monica, Inc.
ykim@allenmatkins.com, lpanderson@allenmatkins.com

Yale K Kim on behalf of Interested Party Courtesy NEF
ykim@allenmatkins.com, lpanderson@allenmatkins.com

Daniel A Lev on behalf of Interested Party Courtesy NEF
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Daniel A Lev on behalf of Trustee Elissa Miller (TR)
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Elissa Miller (TR)
CA71@ecfcbis.com, MillerTrustee@Sulmeyerlaw.com;C124@ecfcbis.com

Eric A Mitnick on behalf of Creditor Hankey Capital LLC
MitnickLaw@aol.com

Eric A Mitnick on behalf of Interested Party Courtesy NEF
MitnickLaw@aol.com

Byron Z Moldo on behalf of Interested Party Courtesy NEF
bmoldo@ecjlaw.com, lpekrul@ecjlaw.com

Douglas A Plazak on behalf of Creditor Mulligan's Painters, Inc.
dplazak@rhlaw.com

David M Reeder on behalf of Debtor Ardan Properties, Inc.
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG Builders, Inc.
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG LA11, LLC
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG LA13, LLC
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG LA15, LLC
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG LA17, LLC
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG LA18, LLC
dmr@vrmlaw.com, jle@vrmlaw.com

David M Reeder on behalf of Debtor QUIGG LA19, LLC
dmr@vrmlaw.com, jle@vrmlaw.com

Stephen M Sanders on behalf of Creditor Brconi, Inc. dba B&R Construction
stephen@thegreenlawgroup.com, michele@thegreenlawgroup.com

United States Trustee (LA)
ustpregion16.la.ecf@usdoj.gov

Jessica Vogel on behalf of Trustee Elissa Miller (TR)
Jvogel@sulmeyerlaw.com, jvogel@ecf.inforuptcy.com;mviramontes@sulmeyerlaw.com

Timothy J Yoo on behalf of Interested Party Courtesy NEF
tjy@lnbyb.com

Mark T Young on behalf of Creditor Grandmaison Construction Inc.
myoung@donahoeyoung.com

Mark T Young on behalf of Creditor Grandmaison Construction, Inc.
myoung@donahoeyoung.com

Aleksandra Zimonjic on behalf of Creditor 1011409 B.C. Ltd.
azimonjic@lgbfirm.com, emeza@lgbfirm.com

David B Zolkin on behalf of Creditor Strand Capital Corporation
dzolkin@ztlegal.com, maraki@ztlegal.com

Roye Zur on behalf of Creditor 1011409 B.C. Ltd.
rzur@lgbfirm.com, srichmond@lgbfirm.com;emeza@lgbfirm.com

☐ 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*) August 8, 2017, 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

☐ 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.

August 8, 2017	Denise Walker	*/s/Denise Walker*
Date	*Printed Name*	*Signature*