

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Jeremy V. Richards (CA SBN 102300) Linda F. Cantor (CA SBN 153762) Victoria A. Newmark (CA SBN 183581) PACHULSKI STANG ZIEHL & JONES LLP 10100 Santa Monica Blvd., 13th Floor Los Angeles, CA 90067 Telephone: 310/277-6910 Facsimile: 310/201-0760 E-mail: jrichards@pszjlaw.com; lcantor@pszjlaw.com; vnewmark@pszjlaw.com	FOR COURT USE ONLY
Attorneys for the Debtor and Debtor in Possession	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA SANTA ANA DIVISION	
In re: CALIFORNIA HISPANIC COMMISSION ON ALCOHOL AND DRUG ABUSE, INC.,	Case No.: 8:16-bk-10424-SC Sale Approval Hearing Date: December 1, 2016 Time: 11:00 a.m. Place: U.S. Bankruptcy Court 411 West Fourth Street Courtroom 5C Santa Ana, CA 92701-4593
Debtor(s).	Judge: Honorable Scott C. Clarkson
NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: December 1, 2016	Time: 11:00 a.m.
Location: 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701	
Type of Sale: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Last Day to Submit Bids: November 28, 2016 at 5:00 p.m. (Pacific Time) Last Day for Objections: November 17, 2016	
Description of Property to be Sold:	_____
Residential real property commonly known as 1322 D Street, Sacramento, CA 95814 (the "Property") which is an approximately 2600 square foot Victorian duplex located in the "Mansion Flats" neighborhood also known as the Washington Historic District.	
Terms and Conditions of Sale:	_____
The Property shall be sold to Raman Suri and Radhika Oberoi (the "Stalking Horse Bidder"), subject to overbids and shall be sold free and clear of all liens, claims, interests and encumbrances whatsoever in accordance with section 363(b) and (f) of the Bankruptcy Code, with all then-existing Interests to attach to the proceeds of the Sale with the same validity, enforceability, and priority, if any, as existed with respect to the Property as of the date of the commencement of this chapter 11 case.	
Proposed Sale Price:	_____
The purchase price for the Property is \$557,500 (with an initial offer of \$565,000, which was consensually reduced by a \$7,500 credit at closing), "all cash", without financing or other contingencies other than Bankruptcy Court approval (the "Purchase Price").	

Notice of Sale of Estate Property

Overbid Procedure (if any):	
Overbids must be submitted to the Debtor's bankruptcy counsel (contact information on the first page of this Notice), so that such overbid is actually received no later than November 28, 2016 at 5:00 p.m., Pacific Time. An initial overbid must be at least \$5,000 above the Purchase Price (i.e., \$562,500), with additional bids being in increments of at least \$2,000. Any Overbidder (other than the Stalking Horse Bidder) must submit a minimum deposit of \$16,875, representing three percent (3%) of the \$562,500 initial Overbid amount, by cashier's check payable to the Debtor.	
If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above	
Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):	

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