Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
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CENTRAL DISTRICT OF CALIFORNIA
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re: UNIVERSAL BAR GROUP LLC, Debtor(s).	CASE NO. 1:11-bk-20044-MT Chapter 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date:	January 11, 2012	**Time:**	11:00 a.m.
Location:	Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA 91346		

Type of Sale: ☐ Public ■ Private Last date to file objections: December 28, 2011

Description of Property to be Sold: *See* attached *Notice of Hearing on Motion for Order: (1) Authorizing Sale of Alcoholic Beverage Control License Free and Clear of Liens and Encumbrances Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; and (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good Faith Purchaser Pursuant to 11 U.S.C. § 363(m)* (the "Notice").

Terms and Conditions of Sale: *See* attached Notice.

Proposed Sale Price: *See* attached Notice.

Overbid Procedure (If Any): *See* attached Notice.

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 e-mail address):

Lei Lei Wang Ekvall, Esq.
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Date: December 21, 2011

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Proposed Attorneys for Nancy Hoffmeier Zamora
Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

SAN FERNANDO VALLEY DIVISION

In re UNIVERSAL BAR GROUP, LLC, Debtor.	Case No. 1:11-bk-20044-MT Chapter 7 Case **NOTICE OF HEARING ON MOTION FOR ORDER:** **(1) AUTHORIZING SALE OF ALCOHOLIC BEVERAGE CONTROL LICENSE FREE AND CLEAR OF LIENS AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);** **(2) APPROVING OVERBID PROCEDURES; AND** **(3) APPROVING PURCHASER AS GOOD FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m)** **DATE: January 11, 2012** **TIME: 11:00 a.m.** **PLACE: Courtroom 302** **21041 Burbank Boulevard** **Woodland Hills, CA 91367**

TO THE UNITED STATES TRUSTEE AND PARTIES IN INTEREST:

PLEASE TAKE NOTICE that Nancy Hoffmeier Zamora, the chapter 7 trustee (the "Trustee") for the estate (the "Estate") of Universal Bar Group LLC (the "Debtor") has filed a motion for an order (the "Motion"):

(1) approving the sale of Liquor License No.: 47-485138 (the "License") as-is, where-is, without any representation or warranty, free and clear of liens and encumbrances pursuant to 11 U.S.C. §§ 363(b) and (f);

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(a) to Cirgadyne Inc. or nominee (the "Purchaser") for $35,000.00 (the "Purchase Price") pursuant to the terms of the escrow instructions (the "Agreement") attached as Exhibit "1" to the Motion; or

(b) to the successful bidder whose purchase offer for the License is accepted by the Trustee at the hearing on the Motion;

(2) approving the overbid procedures set forth in the Motion as summarized below;

(3) approving the Buyer, the successful bidder, and the back-up bidder as a "good faith" purchaser under § 363(m) of the Bankruptcy Code;

(4) authorizing the Trustee to pay the State Board of Equalization Lien (or the undisputed portion of such lien) and the costs of processing claims by taxing authorities, from the proceeds of the sale;

(5) authorizing the Trustee to sell the License free and clear of the IRS liens, the avoided portion of which will not be paid and the unavoided portion of which is subject to the subordination provisions of 11 U.S.C. § 724(b);

(6) authorizing the Trustee to take any and all necessary actions to consummate the sale of the Property; and

(7) granting such other and further relief as this Court deems necessary and proper.

PLEASE TAKE FURTHER NOTICE that the Motion is scheduled for hearing in Courtroom 302 of the above-entitled court located at the 21041 Burbank Boulevard, Woodland Hills, California, on January 11, 2012 at 11:00 a.m.

PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and must be submitted to counsel for the Trustee whose address is listed in the top left hand corner of the first page of the instant Notice. Overbids are due at or before the hearing currently set for January 11, 2012 at 11:00 a.m.

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought be approved by the Court are as follows:

1. Qualifying bidders ("Qualifying Bidder") shall:

   a. Bid at least $37,000.00 in cash, for the License;

   b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Agreement attached as Exhibit "1" to the Motion, including an acknowledgment of liability for the escrow fees of $1,000.00;

   c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the sale as set forth in the Agreement;

   d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing contingencies;

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e. Submit a cash deposit of $2,000.00 (the "Overbid Deposit") payable to Nancy Hoffmeier Zamora, Chapter 7 Trustee for the Estate of Universal Bar Group LLC, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel at or before the hearing currently set for January 11, 2012 at 11:00 a.m.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least One Thousand Dollars ($1,000.00) higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

The Motion is based upon the Memorandum of Points and Authorities, the Declarations of Nancy Hoffmeier Zamora and Jason B. Kho attached to the Motion, all pleadings, papers and records on file with this Court, and on such other evidence, oral or documentary, as may be presented to this Court at the time of the hearing on the Motion.

A complete copy of the Motion may be obtained from the Clerk of the Bankruptcy Court.

PLEASE TAKE FURTHER NOTICE that Local Bankruptcy Rule 9013-1(f) provides:

> Except as set forth in LBR 7056-1 with regard to motions for summary judgment or partial summary adjudication, LBRs 2014-1(b), 2016-1(a)(2), 3015-1(w) and (x), and 9013-1(o) with regard to motions and matters that may not require a hearing, LBR 9075-1 with regard to motions to be heard on an emergency or shortened notice basis or unless otherwise ordered by the court, each interested party opposing, joining, or responding to the motion shall file and serve on the moving party and the United States trustee not later than fourteen (14) days before the date designated for hearing either:
>
> > (1) A complete written statement of all reasons in opposition thereto or in support or joinder thereof, declarations and copies of all photographs and

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documentary evidence on which the responding party intends to rely, and any responding memorandum of points and authorities. The opposing papers must advise the adverse party that any reply to the opposition must be filed with the court and served on the opposing party not later than 7 days prior to the hearing on the motion; or

(ii) A written statement that the motion will not be opposed.

PLEASE TAKE FURTHER NOTICE that Local Bankruptcy Rule 9013-1(h) provides: "Papers not timely filed and served may be deemed by the Court to be consent to the granting or denial of the motion, as the case may be."

Dated: December 21, 2011

WEILAND, GOLDEN,
SMILEY, WANG EKVALL & STROK, LLP

By: */s/ Lei Lei Wang Ekvall*
LEI LEI WANG EKVALL
Proposed Attorneys for Nancy Hoffmeier Zamora, Chapter 7 Trustee

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