

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Linda F. Cantor (CA Bar No. 153762) Jeffrey L. Kandel (CA Bar No. 115832) Victoria A. Newmark (CA Bar No. 183581) Pachulski Stang Ziehl & Jones LLP 10100 Santa Monica Boulevard, 13 th Floor Los Angeles, CA 90067 Telephone: 310/277-6910; Facsimile: 310/201-0760 Email: lcantor@pszjlaw.com; jkandel@pszjlaw.com; vnewmark@pszjlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Woodforest Square, LLC, Debtor and Debtor in Possession	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – SAN FERNANDO VALLEY DIVISION**

In re: WOODFOREST SQUARE, LLC, Debtor(s).	CASE NO.: 1:14-bk-12682-MT CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: October 23, 2014	Time: 1:00 p.m.
Location: United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367, Courtroom 302	

Type of Sale: Public Private **Last date to file objections:** October 9, 2014 at 5:00 p.m. (Pacific Time)

Description of property to be sold: _____
 Woodforest Square Shopping Center, located at 12620 Woodforest Blvd., Houston, Harris County, Texas 77015
 (the "Property").

Terms and conditions of sale: The Stalking Horse bidder has agreed to purchase the Property for \$5,100,000 from the Estate, without any contingencies whatsoever, "as is, where is," without any representations or warranties of any kind concerning the Property from the Debtor. The Property will be sold free and clear of liens with all existing interests to attach to the net proceeds of sale. A 5% broker's commission shall be paid to the Estate's broker, Madison Partners.

Proposed sale price: \$5,100,000

Overbid procedure (if any): Any person interested in submitting a bid on the Property must do so by **October 20, 2014**. The offer must provide for at least \$100,000 above the Stalking Horse Bid and subsequent bids shall be set at \$50,000. A potential purchaser must accompany its offer with a signed Asset Purchase Agreement, a deposit of \$600,000 and provide information acceptable to the Debtor to demonstrate that it has the financial ability to meet its commitments to close the transaction, all as set forth in the Sale Motion [Docket No. 88].

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

Date: October 23, 2014

Time: 1:00 p.m.

Place: United States Bankruptcy Court, 21041 Burbank Blvd.,
Woodland Hills, CA 91367, Courtroom 302

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

Linda F. Cantor

Pachulski Stang Ziehl & Jones LLP

10100 Santa Monica Boulevard, 13th Floor

Los Angeles, CA 90067

Telephone: 310/277-6910

Facsimile: 310/201-0760

Email: lcantor@pszjlaw.com

Date: September 18, 2014.

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:
10100 Santa Monica Boulevard, 13th Floor, Los Angeles, CA 90067

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)* September 18, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* September 18, 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.

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)* September 18, 2014, 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.

VIA OVERNIGHT MAIL

Honorable Maureen A. Tighe
U.S. Bankruptcy Court – San Fernando Valley Division
21041 Burbank Boulevard, Courtroom 302
Woodland Hills, CA 91367

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.

September 18, 2014
Date

Nancy H. Brown
Printed Name

/s/ Nancy H. Brown
Signature

U.S. Bankruptcy Court
Central District Of California (San Fernando Valley)
In re Woodforest Square, LLC, 14-12682-MT

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING
(NEF):**

- Katherine Bunker kate.bunker@usdoj.gov
- Linda F Cantor lcantor@pszjlaw.com, lcantor@pszjlaw.com
- Theodore A Cohen tcohen@sheppardmullin.com, amontoya@sheppardmullin.com
- Alan M Feld afeld@sheppardmullin.com, ysantos@sheppardmullin.com
- Jeffrey L Kandel jkandel@pszjlaw.com
- Mary D Lane mal@msk.com, mec@msk.com
- Scotta E McFarland smcfarland@pszjlaw.com, smcfarland@pszjlaw.com
- Victoria Newmark vnewmark@pszjlaw.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

2. SERVED BY U.S. MAIL:

2002 Service List

United States Trustee

Katherine Bunker
915 Wilshire Blvd., Ste. 1850
Los Angeles, CA 90017

Federal Maintenance
10000 Mula Rd.
Stafford, TX 77477

Debtor

Woodforest Square, LLC
c/o David K. Gottlieb
Managing Member
D. Gottlieb & Associates, LLC
15233 Ventura Blvd. 9th Floor
Sherman Oaks, California, 91403

Harris County MUD
P.O. Box 2749
Houston, TX 77273

Harris County Municipal Utility District No.
c/o Young & Brooks, Attorneys at Law
10000 Memorial Drive, Suite 260
Houston, TX 77024-3430

Advanced Property Services
7735 Fairview Rd.
Houston, TX 77041

Harris County Tax Collector
1001 Preston
Houston, TX 77002

Darryl Zilberstein, Esq.
31111 Agoura Road
Suite 235
Westlake Village, CA 91361

Internal Revenue Service
P.O. Box 21126
Philadelphia, PA 19114

Douglas Hill
1800 Ventura Blvd
Camarillo, CA 93010

Internal Revenue Service
Centralized Insolvency Operations
P.O. Box 7346
Philadelphia, PA 19101-7346

JP Morgan Chase Bank
c/o ARCap Servicing, Inc.
5605 North MacArthur Blvd., Suite 950
Irving, TX 75038

Managed Resources (Burkhalter)
4697 FM 149
Magnolia, TX 77354

Oak Leaf Management
Attn: Thomas Asch
9555 West Sam Houston Parkway S.
Suite 250
Houston, TX 77099

RCD Holdings
c/o David K. Gottlieb
D. Gottlieb & Associates
15233 Ventura Blvd. 9th Floor
Sherman Oaks, CA 91403

Reliant Energy
P.O. Box 120954
Irving, TX 75039

Reliant Energy
P.O. Box 650475
Dallas, TX 75265

Texas State Comptroller
13528 Capitol Station
Austin, TX 78711

Theodore A. Cohen, Esq.
Sheppard Mullin
333 South Hope Street
Forty-Third Floor
Los Angeles, CA 90071

Wells Fargo Bank, NA, for JP Morgan
c/o Yasmin Islam Atasi
1100 JP Morgan Chase Tower
600 Travis Street
Houston, TX 77002-5895

Requests for Special Notice

***Attorneys for Wells Fargo Bank, N.A.
(f/k/a Wells Fargo Bank Minnesota, N.A.),
as Trustee for the Registered Holders of
J.P. Morgan Chase Commercial Mortgage
Securities Corp., Commercial Mortgage
Pass-Through Certificates, Series 2004-C-2***

Alan M. Feld, Esq.
Theodore A. Cohen, Esq.
Adam J. McNeile, Esq.
Sheppard, Mullin, Richter & Hampton LLP
333 South Hope Street, 43rd Floor
Los Angeles, California 90071-1422

In re: Woodforest Square, LLC, Debtor
USBC CD Cal. (San Fernando Valley) No. 1:14-bk-12682-MT

Interested Parties re: Sale

Shawn D. Moradian
128 Auburn Court, Suite 205
Westlake Village, CA 91362

Robert Rivani, President
Black Lion Investment Group
3415 South Sepulveda Boulevard
Suite 650
Los Angeles, CA 90034
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Facsimile: 310/391-8844
Email: robert@blacklionlg.com

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Greenbridge Investment Partners
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Danny Soroudi
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Facsimile: 310/246-0124
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