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

DAVID B. GOLUBCHIK (State Bar No. 185520)
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☐ *Individual appearing without attorney*
☒ *Attorney for:* Debtor and Debtor in Possession

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION

In re:

GORDON ST. CONDOS LLC,

Debtor(s).

CASE NO.: 1:18-bk-10096-MB

CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/13/2018 **Time:** 1:30 pm

Location: Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 02/27/2018

Description of property to be sold:
4 unit residential property located at 1200-1202 Gordon Street, Los Angeles, CA 90038.

Terms and conditions of sale:
Free and clear of Lis Pendens recorded against the Property. Buyer to pay all sale costs and no brokers commissions to be paid from sale proceeds in the proposed sale. The sale is not subject to any contingencies.

Proposed sale price: $ 1,300,000.00

Overbid procedure (*if any*):

See attached exhibit 1

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

March 13, 2018 at 1:30 p.m. in Courtroom 303 located at 21041 Burbank Blvd., Woodland Hills, CA 91367

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

David B. Golubchik
Lindsey L. Smith
LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.
10250 Constellation Boulevard, Suite 1700
Los Angeles, California 90067
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: DBG@LNBYB.COM; LLS@LNBYB.COM

Date: 02/20/2018

EXHIBIT “1”

Exhibit 1 to Rule 6004 Notice

Overbid Procedure: (1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of $1,350,000, with each additional bid in $50,000 increments; (3) overbidders (except for the Buyer) must deliver a deposit to the Debtor's proposed counsel by way of cashier's check made payable to "Gordon St Condos, LLC, debtor in possession" in the amount of $39,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Debtor at least seven days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Buyer; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 30 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Debtor shall be authorized to proceed with the sale to the next highest overbidder.

To the extent that a qualified overbidder comes forward, the Debtor is requesting that the Court hold an auction for the Property at the hearing on the Motion.

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: 10250 Constellation Boulevard, Suite 1700, 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 **February 20, 2018**, 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:

- **Joseph Caceres jec@locs.com, generalbox@locs.com**
- **David B Golubchik dbg@lnbyb.com, dbg@ecf.inforuptcy.com**
- **Brian R Nelson becky@ringstadlaw.com, brian@ringstadlaw.com**
- **S Margaux Ross margaux.ross@usdoj.gov**
- **Charles Shamash cs@locs.com, generalbox@locs.com**
- **Lindsey L Smith lls@lnbyb.com, lls@ecf.inforuptcy.com**
- **Jay M Spillane jspillane@spillaneplc.com, cdale@spillaneplc.com;smargetis@spillaneplc.com**
- **United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov**

2. SERVED BY UNITED STATES MAIL: On **February 20, 2018**, 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 **February 20, 2018**, 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.

Served via Attorney Service
Hon. Martin R. Barash
United States Bankruptcy Court
21041 Burbank Boulevard, Suite 342
Woodland Hills, CA 91367

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

February 20, 2018	Stephanie Reichert	*/s/ Stephanie Reichert*
Date	*Type Name*	*Signature*