

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Debra I. Grassgreen (CA Bar No. 169978) Malhar S. Pagay (CA Bar No. 189289) PACHULSKI STANG ZIEHL & JONES LLP 10100 Santa Monica Blvd., 13th Floor Los Angeles, California 90067 Telephone: 310/277-6910 Facsimile: 310/201-0760 E-mail: dgrassgreen@pszjlaw.com mpagay@pszjlaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Richard M. Pachulski, Chapter 11 Trustee	

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

In re: LAYFIELD & BARRETT, APC, Debtor(s).	CASE NO.: 2:17-bk-19548-NB CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: April 2, 2019	Time: 2:00 p.m.
Location: United States Bankruptcy Court, Courtroom 1545, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** March 29, 2019
 All of the bankruptcy estate's right, title and interest in the real property commonly

Description of property to be sold: known as
2720 Homestead Road, Suites 210 and 220, Park City, Utah 84098

Terms and conditions of sale: Subject to overbid. Sale is "as is," "where is," "with all faults," and without warranty or recourse. Offer must be non-contingent and "all cash" to the estate.
Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see attached notice of hearing and the motion which is on file with the Court.

Proposed sale price: See attached notice of hearing and the motion which is on file with the court

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): _____

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

Sale Date: April 2, 2019, at 2:00 p.m. _____
Location: _____
United States Bankruptcy Court _____
Central District of California, Los Angeles Division _____
255 East Temple Street, Courtroom 1545 _____
Los Angeles, CA 90012 _____

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

Malhar S. Pagay _____
PACHULSKI STANG ZIEHL & JONES LLP _____
10100 Santa Monica Blvd., 13th Floor _____
Los Angeles, California 90067 _____
Telephone: 310-277-6910 _____
Facsimile: 310-201-0760 _____
Email: mpagay@pszilaw.com _____

Date: 3/19/2019 _____

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10 Attorneys for Richard M. Pachulski,
11 Chapter 11 Trustee

12 **UNITED STATES BANKRUPTCY COURT**
13 **CENTRAL DISTRICT OF CALIFORNIA**
14 **LOS ANGELES DIVISION**

15 In re
16 LAYFIELD & BARRETT, APC,
17 Debtor.

18 Case No. 2:17-bk-19548-NB
19 Chapter 11

20 **NOTICE OF HEARING ON MOTION FOR**
21 **ORDER (1) AUTHORIZING SALE OF**
22 **REAL PROPERTY FREE AND CLEAR OF**
23 **ALL LIENS, CLAIMS AND**
24 **ENCUMBRANCES PURSUANT TO**
25 **11 U.S.C. §§ 363(B) AND (F); (2)**
26 **APPROVING BUYER AS GOOD-FAITH**
27 **PURCHASER PURSUANT TO 11 U.S.C.**
28 **§ 363(M); AND (3) AUTHORIZING**
PAYMENT OF UNDISPUTED LIENS AND
OTHER ORDINARY COSTS OF SALE

[2720 Homestead Road, Units 210 and 220,
Park City, Utah 84098]

Date: April 2, 2019¹
Time: 2:00 p.m.
Place: United States Bankruptcy Court
Edward R. Roybal Federal Building
255 E. Temple Street, Ctrm. 1545
Los Angeles, California 90012
Judge: Honorable Neil W. Bason

¹ Hearing date and time scheduled and order shortening time granted during hearing on related matter conducted on March 5, 2019.

PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
LOS ANGELES, CALIFORNIA

1 **TO THE DEBTOR; OFFICE OF THE UNITED STATES TRUSTEE; PARTIES**
2 **REQUESTING NOTICE; WELLS FARGO BANK, N.A.; TOLL CREEK VILLAGE**
3 **OWNERS ASSOCIATION; PHILIP J. LAYFIELD; WES AVERY, CHAPTER 7 TRUSTEE**
4 **FOR THE BANKRUPTCY ESTATE OF PHILIP J. LAYFIELD; AND PARTIES IN**
5 **INTEREST:**

6 **PLEASE TAKE NOTICE** that on **April 2, 2019, at 2:00 p.m.**, in courtroom 1545 of the
7 United States Bankruptcy Court for the Central District of California, Los Angeles Division, located
8 at 255 E. Temple Street, Los Angeles, California 90012, the Court will hold a hearing regarding the
9 *Motion for Order (1) Authorizing Sale of Real Property Free and Clear of All Liens, Claims and*
10 *Encumbrances Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Buyer as Good Faith*
11 *Purchaser Pursuant to 11 U.S.C. § 363(m); and (3) Authorizing Payment of Undisputed Liens and*
12 *Other Ordinary Costs of Sale* (the "Motion"),² filed by Richard M. Pachulski, the chapter 11 trustee
13 (the "Trustee") for the bankruptcy estate of Layfield & Barrett, APC, which seeks an order:

14 1. approving the Purchase and Sale Agreement for Commercial Real Estate, as amended
15 by addenda numbered 1 and 2 (the "PSA") and the sale of two office suites, Suites 210 and 220 (the
16 "Property") at Toll Creek Village 2 (Parcel Nos. TCVC-2-210 and TCVC-2-220), an office
17 condominium complex located at 2720 Homestead Road, Park City, Utah 84098, free and clear of
18 any liens, claims, and encumbrances pursuant to 11 U.S.C. §§ 363(b) and (f), to Allegretti &
19 Company (the "Buyer"), whose address is 20555 Devonshire St, PMB 375, Chatsworth, California
20 91311, for the total purchase price of \$275,000.00, subject to overbid;

21 2. authorizing the Trustee to sell the Property to the Buyer, or an overbidder, "as is,"
22 "where is," "with all faults," and without warranty or recourse, but free and clear of any and all liens,
23 claims, and interests, pursuant to 11 U.S.C. §§ 363(b) and (f);

24 3. approving the Buyer or any successful overbidder as a "good faith" purchaser under
25 section 363(m) of the Bankruptcy Code;

26 4. attaching to the net sales proceeds any unpaid portion of the liens on the Property in
27 the same value, priority and scope as such liens existed as of the Petition Date;

28 5. reserving to the Trustee all rights to object to the validity, scope and priority of all
disputed liens, claims and encumbrances;

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

7. authorizing the Trustee to pay, through escrow, from the proceeds of the sale and
without further order of the Court any escrow fees, title insurance premiums and other ordinary and
typical closing costs and expenses payable by the Trustee pursuant to the PSA or in accordance with
local custom;

8. waiving any requirements for lodging periods of the order approving the Motion
imposed by any other applicable bankruptcy rules;

² All terms not defined herein shall have the same meaning ascribed to them in the Motion.

1 9. waiving the stay of the order approving the Motion imposed by Federal Rule of
2 Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules; and

3 10. granting the Trustee such other and further relief as may be appropriate.

4 **PLEASE TAKE FURTHER NOTICE** that the Trustee seeks to sell the Property free and
5 clear of any and all liens, claims, and interests. The Trustee reserves the right to object to the
6 validity, scope and priority of all disputed liens, claims and interests.

7 **PLEASE TAKE FURTHER NOTICE** that, as set forth in the PSA, to the extent the
8 Trustee receives additional bids for the Property, the sale is subject to overbids, permitting the
9 Trustee to consider potentially higher and better offers up to the time of the hearing regarding the
10 Motion.

11 The Motion is based upon the Memorandum of Points and Authorities, the Declarations of
12 Richard M. Pachulski and Randal Rupert and Exhibit "A" attached thereto, all pleadings, papers and
13 records on file with the Court, and on such other evidence, oral or documentary, as may be presented
14 to the Court at or prior to the time of the hearing on the Motion.

15 **Your Rights May Be Affected.** You should read these papers carefully and discuss them
16 with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one).

17 **Deadline for Opposition Papers.** The Motion is being heard on shortened notice. If you
18 wish to oppose the Motion, you must file a written response with the Court and serve a copy of it
19 upon the Trustee's attorney at the address set forth above no later than **March 29, 2019**. If you fail
20 to file a written response to the Motion within such time period, the Court may treat such failure as a
21 waiver of your right to oppose the Motion and may grant the requested relief.

22 **PLEASE TAKE FURTHER NOTICE** that any party requesting a copy of the Motion or
23 any supporting documents filed with the Court with respect to the Motion may contact counsel for
24 the Trustee, Malhar S. Pagay, Pachulski Stang Ziehl & Jones LLP, by email at:
25 mpagay@pszjlaw.com, by mail at 10100 Santa Monica Blvd., 13th Floor, Los Angeles, California
26 90067, or by telephone at (310) 277-6910.

27 Dated: March 19, 2019

PACHULSKI STANG ZIEHL & JONES LLP

28 By: Malhar S. Pagay

Attorneys for Richard M. Pachulski, Chapter 11
Trustee