

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address MATTHEW W. GRIMSHAW, #210424 mgrimshaw@marshackhays.com DAVID A. WOOD, #272406 dwood@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: CAROLINE R. DJANG, Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: LIAT TALASAZAN, Debtor(s).	CASE NO.: 2:19-bk-23664-NB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/12/2021	Time: 11:00 am
Location: 255 E. Temple Street, Los Angeles, CA 90012; Ctrm 1545	

Type of Sale: Public Private **Last date to file objections:** 09/28/2021

Description of property to be sold:
 626 E. 35th Street, Los Angeles, CA 90011; APN: 5121-002-008

Terms and conditions of sale:
 (1) entry of a Bankruptcy Court Order approving the sale free and clear of all liens; (2) property sold in "AS-IS" "WHERE IS" condition; (3) no contingencies. See Exhibit "1" attached to the Motion for specific information on all conditions of the proposed sale.

Proposed sale price: \$ 390,000.00

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): Any Overbid must be accompanied by a deposit of \$20,000 in certified funds; Overbid must provide for a minimum purchase price of at least \$395,000; Bidding shall commence at \$395,000 (\$5,000 over Buyer's initial bid of \$390,000). Bidding increment shall be \$1,000; See attached Exhibit "1" for further details.

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

Date: October 12, 2021

Time: 11:00 a.m.

Ctrlm: 1545 - ZoomGov - Address: 255 E. Temple Street, Los Angeles, CA 90012

Due to the COVID-19 outbreak, Judge Bason has altered his prior telephonic hearing procedures. Except as may be otherwise ordered by the Court, all hearings before Judge Bason are now simultaneously IN PERSON in the courtroom and via ZOOMGOV. ZoomGov: Video and audio connection information for each hearing will be provided on Judge Bason's publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=NB>

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

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Date: 09/20/2021

EXHIBIT 1

Overbid Procedure

Any potential overbidder is encouraged to obtain a copy of the Motion and contact Trustee's counsel prior to the hearing. The 626 Property will be sold subject to overbid at an open auction (the "Auction") to be conducted by the Trustee before the Court at the time that the Motion is heard. The Trustee has established the following overbid procedures, which shall govern any bidding:

1. Any person or entity that is interested in purchasing the 626 Property (the "Bidders") must serve the Trustee and his counsel with an initial bid in conformance with this paragraph ("Overbid"), such that any overbid is actually received no later than the commencement of the auction (the "Bid Deadline").
2. Any entity that submits a timely, conforming Overbid shall be deemed a "Qualified Bidder" and may bid for the 626 Property at the hearing. Unless otherwise permitted by the Court, any entity that fails to submit a timely, conforming bid shall be disqualified from bidding for the Property.
3. The Trustee, subject to the rights of a Bidder or party in interest to raise an issue with the Court, shall have sole authority to determine whether a party is a Qualified Bidder.
4. Any Overbid must remain open until the conclusion of the auction ("Auction") of the Property to be held at the hearing on this Motion.
5. Any Overbid must provide for a minimum purchase price of at least \$395,000.
6. Any Overbid must be for the 626 Property "as is," "where is," and "with all faults" and shall not contain any financing, due diligence, or any other contingency fee, termination fee, or any similar fee or expense reimbursement, and must agree to substantially the same terms as set forth in the PSA.
7. Any Overbid must be accompanied by a deposit of \$20,000 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and

best bid for the 626 Property (the “Best Bid”), and proof satisfactory to the Trustee that such bidder has sufficient funds to complete the sale.

8. Any Overbid must be made by a person or entity who has completed its due diligence review of the Property and is satisfied with the results thereof.

9. If the Trustee receives a timely, conforming Overbid for the 626 Property, the Court will conduct an auction of such property at the hearing, in which all Qualified Bidders may participate. The Auction shall be governed by the following procedures: (a) All Qualified Bidders shall be deemed to have consented to the core jurisdiction of the Bankruptcy Court and to have waived any right to jury trial in connection with any disputes relating to the Auction or the sale of the Property; (b) The minimum bidding increment during the Auction shall be \$1,000; (c) Bidding shall commence at \$395,000 (\$5,000 over Buyer’s initial bid of \$390,000); and (d) The Court will determine which of the bids is the best bid (the “Successful Bidder”).

10. The Successful Bidder must pay, at the closing, all amounts reflected in the Best Bid in cash and such other consideration as agreed upon.