

|   |                           |
|---|---------------------------|
| <p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Thomas H. Casey, SBN 138264<br/>Law Office of Thomas H. Casey, Inc.<br/>26400 La Alameda, Suite 210<br/>Mission Viejo, CA 92691<br/>Tel: (949) 766-8787<br/>Fax: (949) 766-9896<br/>TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney<br/><input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Jason M. Rund</p> | <p>FOR COURT USE ONLY</p> |
|---|---------------------------|

|   |  |
|---|--|
| <p><b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>                      |  |
| <p>In re:</p> <p>CHIMNEY HILL PROPERTIES LTD, a Texas Limited Partnership,</p> <p style="text-align: right;">Debtor(s).</p> | <p>CASE NO.: 2:19-bk-24257-VZ<br/>CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p> |

|   |                              |
|---|------------------------------|
| <p><b>Sale Date:</b> 10/04/2022</p>   | <p><b>Time:</b> 11:00 am</p> |
| <p><b>Location:</b> 255 East Temple Street, Los Angeles, CA, Courtroom 1368</p> |                              |

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/20/2022

**Description of property to be sold:** The Amended Chimney Hill Proof of Claim filed in the TBH19 case  
See Trustee's concurrently filed Motion for approval of agreement between the Trustee and HAR-RFF re sale of claim in TBH19 case free and clear of all liens, claims and encumbrances per 11 U.S.C. Section 363 and settlement per Federal Rule of Bankruptcy Procedure 9019 ("Motion")

**Terms and conditions of sale:** As-is, where-is, no warranties expressed or implied  
See Motion; a copy of the Motion may be obtained by contacting the Law Office of Thomas H. Casey, Attorney for the Chapter 7 Trustee at the address listed above.

**Proposed sale price:** \$ 25,000.00

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):** Initial overbid to exceed original offer by \$5,000.00 and subsequent bids in increments of \$1,000.00; see Motion for full bidding procedures; deadline for submitting overbids is September 29, 2022 by 5:00 p.m.

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

Date: October 4, 2022  
Time: 11:00 a.m.  
Location: Courtroom 1368  
255 East Temple Street  
Los Angeles, CA 90012

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

Thomas H. Casey  
26400 La Alameda, Suite 210  
Mission Viejo, CA 92691  
(949) 766-8787, ext. 102  
(949) 766-9896, facsimile  
tomcasey@tomcaseylaw.com

Date: 09/12/2022

### 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:

**26400 La Alameda, Suite 210, Mission Viejo, CA 92691**

A true and correct copy of the foregoing document entitled (*specify*): **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 12, 2022**, 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:

- **Raymond H. Aver** ray@averlaw.com, averlawfirm@gmail.com; ani@averlaw.com; katya@averlaw.com; jesus@averlaw.com
- **Thomas H Casey** kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- **J. Bennett Friedman** jfriedman@flg-law.com, msobkowiak@flg-law.com; jmartinez@flg-law.com
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- **David M Goodrich** dgoodrich@go2.law, kadele@wglp.com; lbracken@wglp.com; wggllp@ecf.courtdrive.com; gestrada@wglp.com
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- **Daniel A Lev** daniel.lev@gmlaw.com, cheryl.caldwell@gmlaw.com; dlev@ecf.courtdrive.com
- **Kelly L Morrison** kelly.l.morrison@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **September 12, 2022**, 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 12, 2022**, 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.

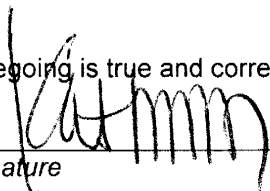
Leonard M. Ross: email address: lross@rossco.com  
Landon Ross: email address: landonross@gmail.com

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 12, 2022  
Date

Kathy Driggers  
Printed Name

  
Signature

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

- **Samuel A Newman** sam.newman@sidley.com, samuel-newman-2492@ecf.pacerpro.com; laefilingnotice@sidley.com
- **Aram Ordubegian** ordubegian.aram@arentfox.com
- **Leonard Ross** lross@rb-law.net, jestrada@rb-law.net
- **Jason M Rund (TR)** trustee@srlawyers.com, jrund@ecf.axosfs.com
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- **Robert M Yaspan** court@yaspanlaw.com, tmenachian@yaspanlaw.com

**SERVED VIA US MAIL:**

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**Debtor**

Chimney Hill Properties, Ltd.  
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**Request for Special Notice**

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P.O. Box 845806  
Los Angeles, CA 90084-5806

City of Beverly Hills Utility  
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Dylan Rey Ross  
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Return to Sender

Employment Development  
Department  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

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Bankruptcy Section MS A340  
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c/o Harvey Bookstein  
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Los Angeles, CA 90025

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for Dylan Rey Ross  
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Beverly Hills, CA 90212-3851

Heather Wolsic Elsky as Custodian  
for Julianna Audrey Ross  
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Beverly Hills, CA 90212-3851

Heather Wolsic Elsky as Custodian  
for Kendra Reyvan Ross  
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Philadelphia, PA 19101-7346

JP Morgan Chase  
3415 Vision Drive  
Columbus, OH 43219-6009

JPMorgan Chase Bank National  
Association  
Chase Records Center  
Attn: Correspondence Mail Code  
LA4-5555  
700 Kansas Lane  
Monroe, LA 71203-4774

JPMorgan Chase Bank, N.A.  
Bankruptcy Mail Intake Team  
700 Kansas Lane, Floor 1  
Monroe, LA 71203-4774

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4011 N. Beverly Drive  
Beverly Hills, CA 90210  
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Return to Sender~~

~~Kendra Reyvan Ross  
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Beverly Hills, CA 90210  
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Return to Sender~~

Los Angeles County Treasurer and  
Tax Collector  
Attn: Bankruptcy Unit  
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Los Angeles, CA 90054-0110

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1011 1/2 North Beverly Drive  
Beverly Hills, CA 90210-2328

~~Leonard M. Ross  
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Beverly Hills, CA 90201  
Unable to Forward  
Return to Sender~~

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Beverly Hills, CA 90212

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Unable to Forward  
Return to Sender~~

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LM Ross Professional Law Corp.  
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Rosco Holdings Incorporated  
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Beverly Hills, CA 90212

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(u/d/t 6-3-1987)  
4011 N. Beverly Drive  
Beverly Hills, CA 90210  
Unable to Forward  
Return to Sender~~

~~Merri Jean Ross  
9530 Hidden Valley Road  
Beverly Hills, CA 90210-1312  
Forwarding Time Expired  
Return to Sender~~

Merri Jean Ross  
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~~Southern California Edison  
P.O. Box 300  
Glendale, CA 91209  
Insufficient Address  
Unable to Forward  
Return to Sender~~

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P.O. Box 800  
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Southern California Edison Co.  
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**TBH, LLC Case**

**Interested Parties**

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