

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com CHAD V. HAES, #267221 chaes@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: RICHARD A. MARSHACK, Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: GLENROY COACHELLA, LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:21-bk-11188-BB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 09/30/2021</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> U.S. Bankruptcy Court, 255 E. Temple Street, Ctrm. 1539, Los Angeles, CA 90012*</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 09/27/2021

**Description of property to be sold:** Real property located at 84151 Avenue 48, Coachella, California 92201 ("Land"),<sup>1</sup> which includes a luxury hotel project ("Project"). The Estate's primary tangible assets are the Land and the Project (collectively, the "Real Property"). The Land consists of multiple parcels (approximately 33.71 acres) in various stages of development. Sale consists of Real Property, Appurtenances, Development Agreement, Intangible Property, and Personal Property are defined collectively as the "Property." See Motion for further description of Property to be sold.

**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. The Motion seeks approval for the Trustee to sell the Property on substantially the terms and conditions set forth in the Purchase and Sale Agreement, a copy of which is attached to the Motion.

**Proposed sale price:** \$ 30,000,000.00

1. APN: 603-220-061-2; 603-220-067-8; 603-220-068-9; 603-220-065-6; AND 603-220-069-0

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):** 1) Approval of break-up fee; 2) Bids to be submitted at least 5 days prior to hearing;  
3) Nonrefundable deposit of \$1mill; 4) Overbid to exceed sum of Purchase price by at least \$500,000 and all subsequent  
overbids to be in increments of at least \$250,000. See Sale Motion (DK 446) and related filings for further details.

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

September 30, 2021 at 10:00 a.m.

U.S. Bankruptcy Court, 255 E. Temple Street, Ctrm. 1539, Los Angeles, CA 90012; Courtroom 1539 or via ZoomGov.

\*Due to the COVID-19 outbreak, Judge Bluebond will be holding all hearings remotely until further notice. Some hearings will be held via telephone using CourtCall and some hearings will be held via ZoomGov. The cover page for the publicly posted hearing calendar will state whether the hearings that day will be held via telephone by CourtCall or via ZoomGov. The calendar is posted to the public at least 2 weeks prior to the hearing and can be accessed at the following web address: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=BB>.

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

D. EDWARD HAYS, ehays@marshackhays.com

CHAD V. HAES, chaes@marshackhays.com

MARSHACK HAYS LLP

870 Roosevelt

Irvine, California 92620

Telephone: (949) 333-7777

Date: 09/17/2021

## 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:  
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY (6004-2)** 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 **September 17, 2021**, 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 **September 17, 2021**, 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:** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **September 17, 2021**, 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:**

**PRESIDING JUDGE'S COPY**

HONORABLE SHERI BLUEBOND  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA  
EDWARD R. ROYBAL FEDERAL BUILDING AND COURTHOUSE  
255 E. TEMPLE STREET, SUITE 1534 / COURTROOM 1539  
LOS ANGELES, CA 90012

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 17, 2021  
*Date*

Layla Buchanan  
*Printed Name*

*/s/ Layla Buchanan*  
*Signature*

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

- **ATTORNEY FOR INTERESTED PARTY EFO FINANCIAL GROUP LLC:** Steven M Berman sberman@slk-law.com, awit@shumaker.com; bgasaway@shumaker.com
- **ATTORNEY FOR CREDITOR SAXON ENGINEERING SERVICES INC AND COMMITTEE OF UNSECURED CREDITORS:** Daren Brinkman office@brinkmanlaw.com, 7764052420@filings.docketbird.com
- **ATTORNEY FOR CREDITOR DOUG WALL CONSTRUCTION:** Caroline Djang caroline.djang@bbkllaw.com, laurie.verstegen@bbkllaw.com; wilma.escalante@bbkllaw.com
- **INTERESTED PARTY COURTESY NEF:** Jenny L Doling JD@jdl.law, dolingjr92080@notify.bestcase.com
- **ATTORNEY FOR CREDITORS LASERSCOPIC MEDICAL CLINIC, LLC; LASERSCOPIC SPINAL CENTERS OF AMERICA, INC.; AND JOE SAMUEL BAILEY:** Jonathan R Doolittle jonathan.doolittle@pillsburylaw.com
- **ATTORNEY FOR U.S. TRUSTEE (LA):** Eryk R Escobar eryk.r.escobar@usdoj.gov
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- **ATTORNEY FOR CREDITOR ORCO BLOCK & HARDSCAPE:** William C Hoggard wch@wchlawgroup.com, admin@wchlawgroup.com
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- **INTERESTED PARTY COURTESY NEF:** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **TRUSTEE RICHARD A MARSHACK (TR):** Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com; ecf.alert+Marshack@titlexi.com
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- **ATTORNEY FOR INTERESTED PARTY STUART RUBIN:** Sean A OKeefe sokeefe@okeefelc.com, seanaokeefe@msn.com
- **INTERESTED PARTY COURTESY NEF:** R Gibson Pagter, Jr.: gibson@ppilawyers.com, ecf@ppilawyers.com; pagterr51779@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF:** Matthew D Pham mpham@hahnlawyers.com, marias@hahnlawyers.com; mpham@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR LAW OFFICES OF JEFFREY D SEGAL, A PROFESSIONAL CORPORATION:** Sheila M Pistone sheila@pistonelawoffice.com, sheilapistone@yahoo.com
- **ATTORNEY FOR CREDITOR GF INVESTMENT GROUP, INC. DBA THE INVESTMENT CENTER, A CALIFORNIA CORPORATION:** Maria Plumtree agrow@plumtreelaw.com, mplumtree@plumtreelaw.com
- **ATTORNEY FOR CREDITORS AL MILLER & SONS ROOFING CO INC; APPLE J PLUMBING; DESERT PALM ELECTRIC INC; JACOBSSON ENGINEERING CONSTRUCTION INC; MASCORRO CONCRETE CONSTRUCTION INC; TANDEM WEST GLASS INC; TEMALPAKH INC DBA THE WORKS FLOOR & WALL:** Thomas J Polis tom@polis-law.com, paralegal@polis-law.com; r59042@notify.bestcase.com
- **CREDITOR ALLY BANK LEASE TRUST – ASSIGNOR TO VEHICLE ASSET UNIVERSAL LEASING TRUST (AKA “VAULT TRUST”, OR “V.A.U.L. TRUST”, OR “VAULT”, OR “V.A.U.L.T.”), C/O AIS PORTFOLIO:** Arvind Nath Rawal arawal@aisinfo.com
- **INTERESTED PARTY COURTESY NEF:** Ronald N Richards ron@ronaldrichards.com, morani@ronaldrichards.com

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

- **ATTORNEY FOR CREDITOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY:**  
Debra Riley driley@allenmatkins.com
- **ATTORNEY FOR CREDITOR U.S. REAL ESTATE CREDITOR HOLDINGS III-A, LP:** Christopher O Rivas  
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- **ATTORNEY FOR DEBTOR GLENROY COACHELLA, LLC:** James R Selth jim@wsrlaw.net, jselth@yahoo.com;  
dairi@wsrlaw.net; gabby@wsrlaw.net; vinnnet@ecf.inforuptcy.com
- **ATTORNEY FOR INTERESTED PARTY LATHAM MANAGEMENT & CONSULTING SERVICES, INC.:** Leonard  
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- **ATTORNEY FOR CREDITOR A. STUART RUBIN AND INTERESTED PARTIES ELLIOT LANDER AND  
STUART RUBIN:** Evan L Smith els@elsmithlaw.com
- **ATTORNEY FOR INTERESTED PARTY EDWIN W. LESLIE, RECEIVER:** Alan G Tippie  
atippie@sulmeyerlaw.com, atippie@ecf.courtdrive.com; pdillamar@sulmeyerlaw.com
- **U.S. TRUSTEE (LA):** United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- **ATTORNEY FOR DEBTOR GLENROY COACHELLA, LLC:** Daniel J Weintraub dan@wsrlaw.net,  
vinnnet@ecf.inforuptcy.com; gabby@wsrlaw.net; dairi@wsrlaw.net

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

**CREDITOR**

ABC SUPPLY CO INC  
ATTN: OFFICER, A MANAGING OR  
GENERAL AGENT, OR TO ANY  
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APPOINTMENT OR LAW TO  
RECEIVE SERVICE  
1 ABC PARKWAY  
BELOIT, WI 53511-4466

**SECURED CREDITOR**

AL MILLER & SONS ROOFING CO.,  
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MATTHEW AARON MILLER, CHIEF  
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1928 LINCOLN DR., SUITE N.  
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PO BOX 338  
IMPERIAL BEACH, CA 91933

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PHOENIX, AZ 85062-8234

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**NEW ADDR PER DK 243 06/01/21**  
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**CREDITOR**

ATTORNEY GENERAL  
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BARAJAS PLASTERING CO.  
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SERVICE  
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INDIO, CA 92201-2865

**20 LARGEST CREDITOR**

BENTLEY FINANCIAL SERVICES  
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ATLANTA, GA 30354

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BERMAN LITIGATION GROUP  
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0307549)  
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