

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Michael R. Totaro 102229 Totaro & Shanahan P.O. Box 789 Pacific Palisades, CA 90272 (800) 541-2802 (v) (310) 496-1260 (f) Ocbkatty@aol.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor/Debtor in Possession</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:</p> <p>Z Real Estate Holdings, LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:20-bk-12171-BR CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 09/28/2021</p>	<p>Time: 10:00 am</p>
<p>Location: 255 E. Temple St., Los Angeles, CA 90012 Courtroom 1668</p>	

Type of Sale: Public Private **Last date to file objections:** 09/21/2021

Description of property to be sold: Newly renovated 2,829 sq.ft. 4 bedroom, 3 bath single family residence with view located at 29865 Knoll View Dr., Rancho Palos Verdes, CA 90275-6437

Terms and conditions of sale: "As Is, where is" No contingencies, escrow to close no later than 14 days after bankruptcy court order approving sale

Proposed sale _\$2,100,000.00

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 of \$2,120,000.00 (\$20,000.00 overbid), Subsequent bidding in \$5,000 increments, proof of financial ability, contact Debtor's counsel, deposit certified funds of \$25,000 with counsel and agree to terms of Purchase Agreement which is attached to the Motion for Order Authorizing the Sale.

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

September 28, 2021
10:00 am
United States Bankruptcy Court
255 E. Temple St.
Los Angeles, CA 90012
Courtroom 1668

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

Michael R. Totaro
P.O. Box 789
Pacific Palisades, CA 90272
(800) 541-2802 (v)
(310) 496-1260 (f)
ocbkatty@aol.com

Date: 09/07/2021

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:

P.O. Box 789, Pacific Palisades, CA 90272

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 *(date)* 09/07/2021 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 *(date)* 09/07/2021, 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** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, 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.

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.

09/07/2021
Date

Michael R. Totaro
Printed Name

/s/ Michael R. Totaro
Signature

1. By NEF

Louis J Esbin Louis@Esbinlaw.com
Ron Maroko ron.maroko@usdoj.gov
Mike D Neue m.neue@geracillp.com, s.delucas@geracillp.com
Mark M Sharf (TR) mark@sharfllaw.com, C188@ecfcbis.com;sharf1000@gmail.com
Michael R Totaro Ocbkatty@aol.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
Kristin A Zilberstein Kris.Zilberstein@Padgettllawgroup.com,
BKecf@padgettllawgroup.com;Kris.Zilberstein@ecf.courtdrive.com

2. By Mail

County Of Orange

Attn: Bankruptcy Unit
PO Box 4515
Santa Ana CA 92702-4515

Franchise Tax Board

PO Box 2952
Franchise Tax Board, PO Box 2952
Sacramento, CA 95812-2952

LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR

ATTN:BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

U.S. Bank, Naonal Associaon

c/o NewRez LLC dba Shellpoint Mortgage S
PO Box 10826
Greenville SC 29603