

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ERIC P. ISRAEL (State Bar No. 132426) LEVENE, NEALE, BENDER, YOO & GOLBUCHIK L.L.P. 2818 La Cienega Ave. Los Angeles, CA 90034 EPI@LNBYG.COM Tel: 310-229-1234 Fax: 310-229-1244</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Brad D. Krasnoff, 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:</p> <p>DOV ARIEH CHARNEY,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:22-bk-11335-VZ CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/28/2026</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom "1368", 265 E. Temple St., Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 04/14/2026

Description of property to be sold:

The Trustee's right, title and interest in the Debtor's 18.5% membership interest in American Central Plaza, LLC

Terms and conditions of sale:

"As is" and "where is" subject to all liens of record. Without representation or warranty.
Sale subject to overbid at hearing but not any other contingencies.

Proposed sale price: \$ 100,000.00

Overbid procedure (if any):

In order to overbid, the following must be provided to the Trustee at least 2 business days before the hearing: (1) a \$10,000 deposit; (2) an overbid on the form attached at the Sale Motion as Exhibit *9", and (3) proof of ability to close the sale. For further details, see the Motion.

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

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

Eric P. Israel -- contact information at top of form.

Date: 03/24/2026

PROOF OF SERVICE OF DOCUMENT

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I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

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 **March 25, 2026**, 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:

- Anthony Bisconti tbisconti@bklwlaw.com, 1193516420@filings.docketbird.com, docket@bklwlaw.com
- Greg P Campbell ch11ecf@aldridgepите.com, gc@ecf.inforuptcy.com; gcampbell@aldridgepите.com
- Michael G D'Alba mgd@Inbyg.com
- Oscar Estrada oestrada@ttc.lacounty.gov
- Todd S. Garan ch11ecf@aldridgepите.com, TSG@ecf.inforuptcy.com; tgaran@aldridgepите.com
- Marshall F Goldberg mgoldberg@glassgoldberg.com, jbailey@glassgoldberg.com
- Christopher J Harney charney@tocounsel.com, kmanson@tocounsel.com
- Matthew C. Heyn Matthew.Heyn@doj.ca.gov, mcheyn@outlook.com
- Eric P Israel epi@Inbyg.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- Steven J. Katzman skatzman@bklwlaw.com, 1193516420@filings.docketbird.com, docket@bklwlaw.com
- Brad D Krasnoff (TR) bdktrustee@Inbyg.com, bkrasnoff@ecf.axosfs.com; bdktrustee@Inbyg.com
- James F Lewin james.lewin@mtglawfirm.com, jimlewin7@gmail.com; renee.parker@mtglawfirm.com; ecf@mtglawfirm.com
- William N Lobel wlobel@tocounsel.com, mmason@tocounsel.com
- Kerri A Lyman klyman@steptoe.com, #-FirmPSDocketing@Steptoe.com; nmorneault@Steptoe.com; mhernandez@steptoe.com; aodonnell@steptoe.com
- Robert William Mockler rmockler@steptoe.com
- Kelly L Morrison kelly.l.morrison@usdoj.gov
- Olaf J Muller olaf@olafmullerlaw.com
- JaVonne M Phillips bknotice@mccarthyholthus.com, jphillips@ecf.courtdrive.com
- Nathaniel W Reinhardt nreinhardt@skarzynski.com, dahn@ecf.courtdrive.com
- Jeffrey M. Reisner jreisner@steptoe.com, #-FirmPSDocketing@Steptoe.com; klyman@steptoe.com; nmorneault@Steptoe.com
- Jason E Rios jrios@ffwplaw.com, docket@ffwplaw.com
- Richard L. Stevenson rls@tblaw.com
- Jeffrey L Sumpter jsumpter1@cox.net
- Jessica Taran jtaran@nvlawllp.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Rose M Velasquez bankruptcy@rtresolutions.com
- Thomas B Watson twatson@steptoe.com, thomasbwatson@gmail.com
- Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

2. SERVED BY UNITED STATES MAIL: On **March 25, 2026**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true

1 and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and
2 addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be
3 completed no later than 24 hours after the document is filed.

5 Service information continued on attached page

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7 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**
8 (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on
9 **March 25, 2026**, I served the following persons and/or entities by personal delivery, overnight mail
10 service, or (for those who consented in writing to such service method), by facsimile transmission and/or
11 email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight
12 mail to, the judge will be completed no later than 24 hours after the document is filed.

13 I declare under penalty of perjury under the laws of the United States of America that the foregoing is
14 true and correct.

15	March 25, 2026	J. Klassi	/s/ J. Klassi
16	<i>Date</i>	<i>Type Name</i>	<i>Signature</i>