

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Howard M. Ehrenberg howard.ehrenberg@gmlaw.com Chapter 7 Trustee 333 South Grand Avenue, Suite 3400 Los Angeles, California 90071 Telephone: 213.626.2311 Facsimile: 954.771.9264	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: PHILO GROUP, LLC Debtor(s).	CASE NO.: 2:22-bk-16139-VZ CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
--	---

Sale Date: 3/21/2023	Time: 11:00 am
Location: Courtroom 1368, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 3/7/2023

Description of property to be sold: Type 47 On-Sale General Eating Place Liquor License No. 47-537014 ("License")

Terms and conditions of sale: The Sale is subject to overbid. The License is being sold "as is, where is" basis, with no warranties, recourse, contingencies, or representations, express or implied, of any kind. The Trustee also seeks an order deeming the Purchase to be a good-faith purchaser under 11 U.S.C. § 363(m), and waiving the 14-day stay by FRBP 6004(h). In the event of any subsequent successful overbidder, the Trustee will seek the same relief as to the overbidder.
 The Purchaser shall be liable for payment of the License transfer fee, the License renewal fee, if necessary, and all fees Payable to Jason B. Kho of AAA Liquor License Consulting, who is acting as the liquor license broker in this matter. The California Department of Tax & Fee Administration (CDTFA) is owed approximately \$12,248.24 in past due taxes. The CDTFA lien will be paid from the sale proceeds without further order of the Court.

Proposed sale price: \$135,000.00

Overbid procedure (if any): Any overbidder must advise the Trustee of the intent to overbid no later than 12:00 p.m., one business day before the sale hearing. The Overbid Deposit is payable by cashier's check in the amount of \$13,500.00 Overbid procedures are: (1) any person interested in submitting an overbid on the License must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$140,00.00 with each additional bid thereafter in \$2,500.00 increments;

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):

Howard M. Ehrenberg, Chapter 7 Trustee
howard.ehrenberg@gmlaw.com
333 South Grand Avenue, Suite 3400
Los Angeles, California 90071
Telephone: 213.626.2311
Facsimile: 954.771.9264

Date: February 23, 2023