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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address James E. Till (SBN 200464) TILL LAW GROUP 120 Newport Center Drive Newport Beach, CA 92660 Telephone: 949-524-4999 Email: james.till@till-lawgroup.com | FOR COURT USE ONLY |
| <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: CCC Consulting Corporation | |

| | |
|---|--|
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION | |
| In re: CCC CONSULTING CORPORATION, Debtor(s). | CASE NO.: 2:22-bk-16853-WB CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |

| | |
|--|-----------------------|
| Sale Date: 8/15/2024 | Time: 10:00 am |
| Location: Courtroom 1375, 255 E Temple St., Los Angeles, CA 90012 | |

Type of Sale: Public Private **Last date to file objections:** 8/1/2024

Description of property to be sold:
 Liquor License #47-617630 with the California Dept of Alcoholic Beverage Control for the address at 677 Laurel St, Suites B and C, San Carlos, CA 94070, operating under the business name "Patxi's Pizza"; and
 All personal property, including all movable equipment, furniture, trade fixtures, supplies, machines and other personal property located at 677 Laurel St, Suites B and C, San Carlos, CA 94070 (the "Property").

Terms and conditions of sale:
 Property to be sold AS-IS, WHERE-IS basis, without any representations or warranties regarding the condition of the Property.

Proposed sale price: 80000

Overbid procedure (if any):

See attached Overbid Procedure.

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

Hearing: August 15, 2024 at 10:00 a.m.

Location: Courtroom 1375, United States Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012

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

James E. Till
TILL LAW GROUP
120 Newport Center Drive
Newport Beach, CA 92660
Telephone: 949-524-4999
Email: james.till@till-lawgroup.com

Date: 07/25/2024

Overbid Procedures

1. **Present at Hearing:** Buyer and each Qualified Bidder, defined below, must be present at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process. Appearances may be made in person in the courtroom or by ZoomGov pursuant to the Court's requirements.

2. **Notice of Overbid:** Any party wishing to participate in the overbid process must notify Debtor in writing directed to James E. Till via email addressed to james.till@till-lawgroup.com, of his/her/its intention to do so no later than **5:00 p.m. (PT) on August 9, 2024**, and must provide evidence of his/her/its financial ability to close.

3. **Earnest Money Deposit:** To be a qualified overbidder ("**Qualified Overbidder**"), each party participating in the overbid process (except for Buyer), must remit to Debtor a deposit in the amount of **\$90,000** ("**Overbid Deposit**") in the form of a cashier's check (no other form of payment shall be accepted) made payable to "CCC Consulting Corporation" to be received by Debtor's counsel at Till Law Group, 120 Newport Center Drive, Newport Beach, Ca 92660 at least 24 hours prior to the hearing on the Motion, i.e., **by no later than 10:00 a.m. on August 14, 2024**. Once the Overbid Deposit has been deposited in the mail, the Qualified Overbidder must provide tracking information for the Overbid Deposit to Debtor via email addressed to james.till@till-lawgroup.com. The Overbid Deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property per the terms of the proposed Sale.

4. **Initial Overbid:** The initial overbid for the Property shall be **\$90,000.00**, with subsequent overbids being made in minimum increments of **\$2,500.00**.

5. **Successful Overbidder Subject to Terms of Purchase Agreement.** In the event Buyer is not the successful bidder for the Property, the successful bidder ("**Successful Bidder**") shall then become the buyer under the same terms and conditions as set forth in the Purchase Agreement, except the Purchase Price. Under these circumstances, the Purchase Agreement with Buyer would no longer be effective and Buyer would be entitled to a full refund of the Deposit. Such overbid will not be subject to any contingencies.

6. **Liquidated Damages, Successful Bidder's Default.** If the Successful Bidder, after Court approval of the Sale to the Successful Bidder, fails to close, Debtor shall retain the Overbid Deposit as liquidated damages without further legal action.

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:
120 Newport Center Drive, Newport Beach, CA 92660

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)* 07/25/2024, 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:
See attached NEF service list

Service information continued on attached page

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

On *(date)* 07/25/2024, 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.

See attached US Mail service list

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.

Pursuant to the procedures of the Honorable Julia W. Brand, Judge Brand waives application of LBR 5005-2(d) to serve Judge's copies for all documents unless otherwise directed by the Court.

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.

07/25/2024

Martha Araki

Date

Printed Name

/s/ Martha Araki

Signature

CCC Consulting Corporation

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

- Attorneys for Debtor CCC Consulting Corporation: **James E Till**: james.till@till-lawgroup.com; sfritz@till-lawgroup.com; martha.araki@till-lawgroup.com; myrtle.john@till-lawgroup.com
- Subchapter V Trustee: **Mark M Sharf (TR)**: mark@sharflaw.com; C188@ecfcbis.com; sharf1000@gmail.com
- Attorneys for Creditor JMS Development Partners, LLC: **Michael S Greger, William W Huckins**: mgreger@allenmatkins.com; whuckins@allenmatkins.com; clynch@allenmatkins.com; igold@allenmatkins.com; kpreseton@allenmatkins.com
- Attorneys for Creditor Professional Building Care, Inc.: **Chris D. Kuhner**: c.kuhner@kornfieldlaw.com
- Attorney for Matthew D. Pham: **Matthew D. Pham**: mpham@allenmatkins.com, mdiaz@allenmatkins.com
- United States Trustee (SA): ustpreregion16.la.ecf@usdoj.gov; **Hatty Yip**: hattie.k.yip@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

SEE ATTACHED SERVICE LIST

Label Matrix for local noticing
0973-2
Case 2:22-bk-16853-WB
Central District of California
Los Angeles
Thu Jul 25 13:38:47 PDT 2024

CCC Consulting Corporation
604 Wrede Way
West Covina, CA 91791-2351

California Department of Tax and Fee Adminis
Special Procedures Section MIC 82
450 N Street
P. O. Box 942879
Sacramento, CA 95814-4311

~~JMS Development Partners, LLC~~
~~c/o William W. Huckins~~
~~Allen Matkins LLP~~ NEF PARTY
~~Three Embarcadero Center~~
~~12th Floor~~
~~San Francisco, CA 94111-4037~~

LIMNEXUS LLP
707 Wilshire Blvd. 46th Fl.
Los Angeles, CA 90017-3501

~~Professional Building Care, Inc.~~
~~c/o Chris D. Kuhner, Esq.~~
~~Kornfield Nyberg Bendes Kuhner & Little~~
~~1970 Broadway, Suite 600~~
~~Oakland, CA 94612-2218~~ NEF PARTY

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

671 Laurel San Carlos Associates, LLC
677 Laurel Street Associates, LLC
c/o JMS Development Partners
1140 Laurel Street, Ste. B
San Carlos, CA 94070-5054

AFLAC
Attn: Rosario Ronquillo
4500 Park Granada Blvd #202
Calabasas, CA 91302-1666

AMEX - Business Platinum
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250 N Sunnyslope Rd Ste 300
Brookfield, WI 53005-4824

Ace Foods LLP
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San Diego, CA 92106-2660

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Santa Barbara, CA 93101

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Berkovitch & Bouskila, PLLC
1545 U.S. 202, Suite 101
Pomona, NY 10970-2951

(p) BEVERAGE DISTRIBUTORS COMPANY LLC
ATTN MIKE STEIN
3980 CENTRAL PARK BLVD
DENVER CO 80238-3803

Brenda Rodriguez
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Santa Barbara, CA 93111-2104

CCC Capital Inc
8028 Harrison St
Paramount, CA 90723-5452

CCC Entertainment Corp
802 Harrison St
Paramount, CA 90723

CCC Livinroom Corporation
8028 Harrison St
Paramount, CA 90723-5452

CCC Patxis Corporation
10824 Archway Dr
Long Beach, CA 90804

CCC Patxis Pizza 2 Corp
8028 Harrison St
Paramount, CA 90723-5452

California Dept Tax and Fee Admin
Attn Maria Hales
3321 Power Inn Rd Ste 210
Sacramento, CA 95826-3893

California Dept. of Tax and Fee Administrati
Collection Support Bureau, MIC: 55
PO Box 942879
Sacramento, CA 94279-0055

~~California Dept. of Tax and Fee Administrati
Collections Support Bureau, MIC: 55
PO Box 942879
Sacramento, CA 94279-0001~~ **DUPLICATE**

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268 State St #300
Salt Lake City, UT 84111-5314

Christopher Vella
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(p)CITY AND COUNTY OF DENVER
ATTN ATTENTION BANKRUPTCY
201 W COLFAX AVE
DEPT 1009 MC 1001
DENVER CO 80202-5329

~~City and County of Denver
PO Box Box 660861
Dallas, TX 75266-0861~~
RETURNED MAIL

Claro Pirir
145 Roosevelt Ave #36
Redwood City, CA 94061-2359

Colorado Department of Revenue
Attn: Bankruptcy Unit Rm 104
1881 Pierce St
Lakewood, CO 80214-1407

Colorado Department of Revenue
P O Box 17087
Denver, CO 80217-0087

Coors Distributing
Attn: Blair Lynzie
5400 Pecos
Denver, CO 80221-6404

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712 Madison Ave Apt A
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8028 HarrisonSt
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Attn Steve Luan Esq
2451 Huntington Dr
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Daly Property Management
9743 Oakmore Rd
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712A Madison Ave
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Denver Beverage
Attn: Nick Christensen
353 West 56th Ave
Denver, CO 80216-1621

Denver Water
P O Box 173343
Denver, CO 80217-3343

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935 Washington St
San Carlos, CA 94070-5316

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~~Employment Development Department
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Monterey Park, CA 91754-5207

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Los Angeles, CA 90074-2313

Southern Glaziers of CO
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