

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Jeffrey W. Dulberg (State Bar No. 181200) John W. Lucas (State Bar No. 271038) PACHULSKI STANG ZIEHL & JONES LLP 10100 Santa Monica Blvd., 13th Floor Los Angeles, CA 90067 Telephone: 310/277-6910 Facsimile: 310/201-0760 E-mail: jdulberg@pszjlaw.com jlucas@pszjlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Bradley D. Sharp, Chapter 11 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION</p>			
<p>In re:</p> <p>LESLIE KLEIN,</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:23-bk-10990-SK CHAPTER: 11</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: January 24, 2024	Time: 9:00 a.m.
Location: United States Bankruptcy Court, Courtroom 1575, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** January 10, 2024

Description of property to be sold: All of the Estate's right, title and interest in the real property commonly known as 161 N. Poinsettia Place, Los Angeles, California

Terms and conditions of sale: Subject to overbid and Court approval. Sale is “as is” and “where is”, with no warranty or recourse whatsoever. Offer must be non-contingent and “all cash” to the Estate. Other terms and conditions apply; see Motion which is on file with the Court [Docket No. 537].

Proposed sale price: See Motion on file with the Court.

Overbid procedure (if any): Not later than January 22, 2024 at 9:00 a.m., overbidders must deliver to Jeffrey W. Dulberg, counsel to the Chapter 11 Trustee (contact information listed below): (1) a cashier's check in the amount of \$55,800.00 (i.e., 3.00% of the minimum overbid amount of \$1,860,000.00), payable to "Bradley D. Sharp, Chapter 11 Trustee"; (2) written proof of ability to close escrow unconditionally in a form acceptable to the Trustee; and (3) a written offer to purchase using the form attached to the Motion that is on file with the Court. Other terms and conditions apply; see Motion which is on file with the Court [Docket No. 537].

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

Sale Date: January 24, 2024 at 9:00 a.m.
Location:
United States Bankruptcy Court
Central District of California, Los Angeles Division
255 East Temple Street, Courtroom 1575
Los Angeles, CA 90012

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

Jeffrey W. Dulberg
PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 13th Floor
Los Angeles, California 90067
Telephone: 310-277-6910
Facsimile: 310-201-0760
Email: jdulberg@pszjlaw.com

Date: 12/20/2023

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:

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)* **December 20, 2023**, 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)* **December 20, 2023**, 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)* **December 20, 2023**, 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 Federal Express

Honorable Sandra R. Klein
United States Bankruptcy Court/Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1582 / Courtroom 1575
Los Angeles, CA 90012

Via Email:

Simon Aron on behalf of Kenneth Klein and Shoshana Shrifa Klein: saron@wrslawyers.com;
moster@wrslawyers.com

Leslie Klein: les.kleinlaw@gmail.com;
leskleinlaw@gmail.com; kleinlaw@earthlink.net

☒ 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.

December 20, 2023
Date

Nancy H. Brown
Printed Name

/s/ Nancy H. Brown
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Case 2:23-bk-10990-SK

- **Simon Aron** saron@wrslawyers.com, moster@wrslawyers.com
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2. SERVED BY UNITED STATES MAIL:

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Michael Jones, Assistant U.S. Trustee
Office of the U.S. Trustee
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Encino, CA 91436

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