

Overbid procedure (if any):

\$100,000 initial overbid (\$3,250,000 sale price), \$50,000 overbid increments thereafter. Potential overbidders must tender a \$100,000 deposit, which will be non-refundable if the overbidder is ultimately the approved bidder and fails to close. Otherwise the deposit will be refunded following bidding.

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

February 14, 2024, 9:00 a.m., United States Bankruptcy Court, 255 E. Temple Street, Courtroom 1575, Los Angeles, CA 90012. The hearing will also be conducted via ZoomGov. Information to access the hearing will be provided by the Court in its tentative prior to the hearing. The Court's tentative may be accessed on line on Judge Klein's posted hearing calendar, which is available at: <https://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=SK>

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

Kevin Ronk
Portillo Ronk Legal Team
5716 Corsa Avenue, Suite 207
Westlake Village, CA 91362
Tel: (805) 20-6123
Email: Attorneys@portilloronk.com

Date: 01/24/2024

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:
5716 Corsa Avenue, Suite 207, Westlake Village, California 91362

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)* 01/24/2024, 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:

☐ Service information continued on attached page

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

On *(date)* 01/24/2024, 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.

☒ 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)* 01/24/2024, 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.

01/24/2024
Date

Kevin Ronk
Printed Name

/s/ Kevin Ronk
Signature

CONTINUED SERVICE LIST

Served by U.S. First Class Mail:

Allstar Financial Services Inc
Attn Sumana Sur
20700 Ventura Boulevard Suite 222
Woodland Hills, CA 91364

David L Smith
416 N Glendale Avenue Suite202
Glendale, CA 91206

Securities and Exchange
Commission
444 South Flower St., Suite 900
Los Angeles, CA 90071-2934

Allstar Financial Services Inc
c/o Law Offices of Allan D. Sarver
16000 Ventura Blvd. Suite 1000
Encino, CA 91436-2762

Employment Development Dept.
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280-0001

The BW Hampton Group, Inc.
1210 South Brand Blvd.
Glendale, CA 91204-2615

Asian Journal Publications, Inc.
1212 South Brand Blvd.
Glendale, CA 91204-2615

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812-2952

Total Lender Solutions
10505 Sorrento Valley Rd,
Suite 125
San Diego, CA 92121

ASJ Media LLC
South Brand Boulevard
Glendale, CA 91204-2615

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

United States Trustee (LA)
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017-3560

California Franchise Tax Board
PO Box 942857
Sacramento, CA 94257-0001

Los Angeles County Treasurer and
Tax Collector
Attn: Bankruptcy Unit
PO Box 54110
Los Angeles, CA 90054-0110

Hon, Sanra R. Klein
LOS ANGELES DIVISION U.S.
Bankruptcy Court Roybal Federal
Building 255 E. Temple Street, Ste 1582
Los Angeles, CA 90012

Cora Oriel
Roger Oriel
1210 S. Brand Boulevard
Glendale, CA 91204

Office of Finance
City of Los Angeles
200 N. Spring Street, RM 101
City Hall
Los Angeles, CA 90012-3224

The Telecom Centre
Attn: Lynn Leung, Registered Agent
957 W. Glenoaks Blvd.
Glendale, CA 91202

Guillermo Olaiz
NAI Capital Commercial, Inc.
225 South Lake Avenue, #M270
Pasadena, CA 91101

Hovanes Margarian
KTRIJ LLC
462 W Colorado Street
Glendale, CA 91204