

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>A. CISNEROS, Subchapter V Trustee 3403 10th Street, Suite 714 Riverside, California 92501 Phone: (951) 682-9705 Email: arturo@mclaw.org</p> <p><input checked="" type="checkbox"/> <i>Individual appearing without attorney</i> <input type="checkbox"/> <i>Attorney for:</i></p>	<p>FOR COURT USE ONLY</p>
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: 17841 PALORA MANOR LLC,	CASE NO.: 2:23-bk-15519-BB CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/13/2024	Time: 11:00 am
Location: 255 East Temple Street, Los Angeles CA 90012, Via Zoom Teleconference	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/28/2024

Description of property to be sold:
14520 Greenleaf Street, Sherman Oaks CA 91403 - Assessor's Parcel Number 2276-016-004

Terms and conditions of sale:
 “As is - where as”; Closing not later than thirty (30) days after Bankruptcy Court approval of the sale; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

Proposed sale price: \$ 3,170,000.00

Overbid procedure (if any):

See Exhibit "1"

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

Hearing Date: March 13, 2024

Time: 11:00 am

Place: Via Zoom Teleconference

U.S. Bankruptcy Court

255 East Temple Street

Los Angeles CA 90012

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

Krisin Neithercut

Compass

10154 Riverside Drive

Toluca Lake CA 91602

Telephone: (818) 783-7721

E-mail: kristin@kristinneithercut.com

Date: 02/21/2024

1. In order to obtain the highest and best offer for the benefit of creditors of the Estate, Trustee proposes that the following overbid procedures be approved. Notice is being provided of the opportunity for overbidding to all interested parties in this matter.

- a) Only Qualified Bidders may submit an overbid. A "Qualified Bidder" is one who provides a financial statement, credit report, and such business and banking references as are required in Trustee's reasonable discretion, sufficient to assure Trustee of the bidder's ability (based on availability of financing, experience or other conditions) to consummate the purchase of the Property, and one who can consummate the purchase of the Property on the same terms and conditions, other than price, as those proposed in the Offer.
- b) Each bid must be received by Trustee and his counsel no later than 2 business days prior to the hearing.
- c) The initial overbid must exceed the Offer by a minimum \$20,000. Therefore, the first overbid must be at least \$3,190,000. Each subsequent bid must then be in increments of at least \$10,000. For instance, the first subsequent bid must be at least \$3,200,000.
- d) Each bid must be non-contingent, and on the same terms and conditions, other than price, as those proposed in the Purchase Agreement.
- e) Each bidder must match all terms and conditions of the Offer. Thus, an "earnest money" deposit of at least \$95,100 must be made. Said deposit must be received by Trustee at 3403 10th Street, Suite 714, Riverside, California 92501 by no later than 2 business days prior to the hearing. Said deposit must be in the form of a cashier's check or certified check.
- f) Should a bidder fail to qualify for financing or timely close escrow, the \$95,100 deposit is non-refundable. However, in the event that an overbidder becomes the successful purchaser, Buyers' deposit will be returned to Buyers.

Exhibit 1

- g) In the event there are no overbids received by Trustee, Buyers shall, subject to Court approval, be deemed the successful bidder, and the Estate's right, title and interest in the Property shall be sold to Buyers for the sum of \$3,170,000, as-is, where-as, without representations or warranties.

The foregoing procedures will provide for an orderly completion of the sale of the Property by permitting all bidders to compete on similar terms and will allow interested parties and the Court to compare competing bids in order to realize the highest benefit for the Estate.

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:
2112 Business Center Drive, 2nd Floor, Irvine, CA 92612

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)* 02/21/2024, 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:

OFFICE OF U.S. TRUSTEE: United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

CHAPTER 11 TRUSTEE: Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@iq7technology.com; ecf.alert+Cisneros@titlexi.com

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/21/2024, 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.

JUDGE'S COPY: Honorable Judge Sheri Bluebond, 255 East Temple Street, Los Angeles CA 90012

DEBTOR: 17841 Palora Manor LLC, 1901 Avenue of the Stars #470, Los Angeles, CA 90067

NOTICE: Kristin Neithercut, Compass, 10154 Riverside Drive, Toluca Lake CA 91602

☒ 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.

☐ 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.

02/21/2024 Erica F. Pedraza
Date *Printed Name*

/s/ Erica F. Pedraza
Signature

SECTION 1 CONT.

NOTICE: Arturo Cisneros arturo@mclaw.org, CACD_ECF@mclaw.org

NOTICE: Jon H Freis jon@jhflaw.net

NOTICE: Ian Landsberg ilandsberg@sklarkirsh.com, liskaist@sklarkirsh.com;
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kfrazier@sklarkirsh.com; mduran@sklarkirsh.com

NOTICE: David Samuel Shevitz David.S.Shevitz@usdoj.gov

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NArango@LeechTishman.com

SECTION 2 CONT.

Franchise Tax Board

Bankruptcy Section MS A340

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Sacramento CA 95812-2952

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c/o Default Plus LLC

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Northridge, CA 91325

Jerry Fan

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Beverly Hills, CA 90212

Los Angeles County Tax Collector

PO Box 54027

Los Angeles, CA 90054-0027