

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Joseph E. Caceres, Esq. (SBN 169164) CACERES &amp; SHAMASH, LLP 9701 Wilshire Boulevard, Suite 1000 Beverly Hills, California 90212 Telephone: (310) 205-3400 Facsimile: (310) 878-8308 Email: jec@locs.com</p> <p>Attorney for The Accomodator Group, Inc., as Plan Administrator for Reorganized Behnam Rafalian and Freedom 26, LLC Debtors</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Accomodator Group, Inc., Plan Admin.</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>			
<p>In re:</p> <p>BEHNAM RAFALIAN,</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:23-bk-17417-DS CHAPTER: 11</p>	
		<p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 03/05/2026	<b>Time:</b> 1:00 pm
<b>Location:</b> Courtroom 1639, U.S. Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private

**Last date to file objections: 02/19/2026**

**Description of property to be sold:**

4-unit, 8,617 sq. ft. retail strip center located at 4501-4513 Artesia Blvd., Lawndale, CA 90260

**Terms and conditions of sale:**

See attached Notice of Hearing on Sale Motion

**Proposed sale price: \$ 2,400,000.00**

**Overbid procedure (if any):**

See attached Notice of Hearing on Sale Motion

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

Date: March 5, 2026

Time: 1:00 p.m.

Place: Courtroom 1639

U.S. Bankruptcy Court

Roybal Federal Building and Courthouse

255 E. Temple Street

Los Angeles, CA 90012

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

Broker: Newmark Pacific, c/o David Ghermezian, Senior Managing Director\*\*

1875 Century Park East, Suite 1380

Los Angeles, CA 90067

Tel: (310) 407-6573 Cell: (310) 801-8700

Email: david.ghermezian@nmrk.com

Seller: The Accomodator Group, Inc., Plan Administrator, c/o Charles Shamash

9701 Wilshire Boulevard, Suite 1000

Beverly Hills, California 90212

Tel: (310) 594-8114 Cell: (310) 560-4000

Email: cs@locs.com

Date: 02/12/2026

Joseph E. Caceres, Esq. (SBN 169164)  
CACERES & SHAMASH, LLP  
9701 Wilshire Boulevard, Suite 1000  
Beverly Hills, California 90212  
Telephone: (310) 205-3400  
Facsimile: (310) 878-8308  
Email: jec@locs.com

Attorney for The Accomodator Group, Inc., as Plan  
Administrator for Reorganized Behnam Rafalian and  
Freedom 26, LLC Debtors

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION

In re

BEHNAM RAFALIAN,

Debtor(s).

) Case No. 2:23-bk-17417-DS

) Chapter 11

) **NOTICE OF HEARING ON:**  
) **MOTION OF THE ACCOMODATOR**  
) **GROUP, INC., PLAN ADMINISTRATOR,**  
) **FOR ORDER AUTHORIZING SALE OF**  
) **MEMBERSHIP INTERESTS OF SALAR**  
) **INVESTMENTS, LLC, or REAL**  
) **PROPERTY, FREE AND CLEAR OF LIENS,**  
) **CLAIMS, AND INTERESTS, SUBJECT TO**  
) **OVERBID**

) *[Re: 4501-4513 Artesia Blvd., Lawndale, CA]*

) Date: March 5, 2026

) Time: 1:00 p.m.

) Place: Courtroom 1639

) 255 E. Temple Street

) Los Angeles, CA 90012

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1 **TO THE HONORABLE DEBORAH J. SALTZMAN, UNITED STATES BANKRUPTCY**  
2 **JUDGE, THE UNITED STATES TRUSTEE, AND OTHER INTERESTED PARTIES:**

3 **PLEASE TAKE NOTICE** that on the above date and time and in the indicated  
4 courtroom, a hearing will take place on the *Motion of the Accomodator Group, Inc., Plan*  
5 *Administrator* (“TAG”), *For Order Authorizing Sale of Membership Interests of Salar*  
6 *Investments, LLC, or Real Property, Free and Clear of Liens, Claims, and Interests, Subject to*  
7 *Overbid; Declarations of Charles Shamash and David Ghermezian in Support Thereof* (the “Sale  
8 Motion”), pursuant to 11 U.S.C. §§ 105(a) and 363. Based on TAG’s sound business judgment,  
9 TAG believes the sale of the Membership Interests *or* the Artesia Property as set forth in the Sale  
10 Motion and herein is in the best interests of creditors.

11 **PLEASE TAKE FURTHER NOTICE** that through the Sale Motion, TAG seeks an  
12 order approving the sale of 100% of the Membership Interests of Salar Investments, LLC  
13 (“Salar”), *or* the 4-unit, 8,617 sq. ft. retail strip center located at 4501-4513 Artesia Blvd.,  
14 Lawndale, CA 90260 (the “Artesia Property”), should there be an overbidder.<sup>1</sup> As set forth in the  
15 *Membership Interest Purchase Agreement* (“Salar PSA”) attached to the Sale Motion,  
16 Ebrahim/Newco has entered into an agreement to buy 100% of the membership interests of Salar  
17 (the “Salar Membership Interests”), subject to overbid, which may be made as to the Artesia  
18 Property itself. Pursuant to the Salar PSA, Ebrahim/ Newco shall:

- 19 1. assume all liabilities of the company, including, without limitation, the existing  
20 first trust deed loan with East West Bank, an FTB tax lien, and any other liens or  
21 encumbrances against the Artesia Property;<sup>2</sup>
- 22 2. receive a credit of \$600,000.00 towards the purchase related to a payment of that  
23 same amount made to Shamsam Trust on Debtors’ behalf by Buy Rite Electric,  
24

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25 <sup>1</sup>The Artesia Property is owned by Salar. The membership interests in Salar are owned 33 1/3%  
26 each by Behnam Rafalian, Behrooz Rafalian, and Ebrahim (aka Khosrow) Rafalian (collectively, the  
27 “Rafalian Brothers”). The buyer herein for the membership interests of Salar is “Newco”, an entity to be  
formed and wholly controlled by Ebrahim Rafalian (“Buyer” or “Ebrahim/Newco”).

28 <sup>2</sup>In essence, Buyer is taking the Salar Membership Interests “subject to” these liabilities, as the  
sale is without any contingencies whatsoever.

1 LLC and Shamsiam (not to be confused with the Shamsam Trust), arising out of  
2 the *Supplement to Settlement Agreement Regarding Santa Monica/Brockton*  
3 *Properties* dated April 2, 2025 (the “SMB Settlement Stipulation”), which TAG  
4 was involved in helping the parties negotiate;<sup>3</sup> and

5 3. deposit a total of \$750,000.00 into escrow as follows: \$250,000.00 within one  
6 business day of receiving a fully executed copy of the PSA; and \$500,000.00 by  
7 February 2, 2026, extendable at TAG’s sole and absolute discretion. The initial  
8 deposit of \$250,000.00 shall be considered fully earned and non-refundable, except  
9 as otherwise expressly provided in the Salar PSA, and shall be immediately  
10 released to TAG.

11 4. pay all closing costs, including but not limited to, broker commissions, escrow  
12 closing fees and expenses, the cost of any title insurance policy and endorsements,  
13 recording fees, and other ordinary closing costs; and

14 5. deposit an additional \$100,000.00 seven days prior to closing, which funds will be  
15 utilized to cover commissions and other expenses in escrow; provided, however,  
16 that in no event shall TAG net less than \$750,000.00 from the sale, and if this is  
17 calculated to be the case, Ebrahim/Newco shall deposit sufficient additional funds  
18 into escrow prior to closing to make up the difference.

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20 <sup>3</sup>The SMB Settlement Stipulation provided (among other things) that the first \$600,000 from the  
21 then-pending sale of the Artesia Property would be paid to Shamsam Trust in exchange for Shamsam  
22 Trust subordinating its secured claim on the SMB Properties to a new first trust deed loan to pay off  
23 then-lender Winhall. This agreement was entered into to allow additional time to market and sell the  
24 SMB Properties beyond the April 15, 2025 Winhall deadline for a sale, thereby averting foreclosure.  
25 However, after the Artesia Property fell out of escrow, Buy Rite (\$400,000) and Shamsiam (\$200,000)  
26 loaned Debtor the \$600,000 to pay Shamsam Trust, through TAG, to be paid back out of a future Artesia  
27 sale. Buy Rite and Shamsiam have agreed to waive repayment of this \$600,000 if Ebrahim/Newco buys  
28 100% of Salar’s membership interests, which amount will be credited to Ebrahim/Newco’s purchase of  
Salar. **This \$600,000 credit is subject to execution of the waiver agreement attached to the Salar  
PSA; if this agreement is not fully executed for whatever reason, Ebrahim/Newco will need to  
fund an extra \$600,000 into escrow for the escrow to close.** On the other hand, if an overbidder  
purchases the Artesia Property itself, this waiver and credit will not apply at all, and TAG will pay the  
first \$600,000 back to Buy Rite and Shamsiam (not to be confused with Shamsam) out of the Artesia net  
sale proceeds.

The SMB Settlement Stipulation also contains a pledge of ALL net proceeds attributable to all  
three owners to be paid over to TAG for disbursement as set forth therein.

1 The net effect of the foregoing is that TAG is to receive a minimum of \$750,000.00 in net  
2 proceeds from the sale of the Salar Membership Interests to Buyer, should there be no overbidders  
3 for the Artesia Property. After requesting that escrow obtain demands from the known lienholders  
4 on the Artesia Property (first trust deed holder East West Bank and the FTB), and provide TAG  
5 with an estimated closing statement for a theoretical property sale, TAG determined that it would  
6 receive at least \$750,000.00 in net proceeds if the Artesia Property itself were sold at a price of  
7 \$2,400,000.00 (the “Equivalent Property Sale Price”), which TAG and Buyer agreed upon as an  
8 appropriate reference point for the sale and overbids.

9 **PLEASE TAKE FURTHER NOTICE** that, as part of the Sale Motion, TAG also seeks  
10 an order approving the sale of the Artesia Property instead of the Salar Membership Interests, to  
11 any Qualified Overbidder free and clear of all liens, claims, and interests, pursuant to the Overbid  
12 Procedures set forth below. If there is a Qualified Overbidder, the Artesia Property will be sold  
13 as-is, where-is, **with no contingencies whatsoever, and no warranties or representations by**  
14 **TAG or Salar.** In particular, TAG seeks an order:

15 (1) that TAG has the authority to sell the Salar Membership Interests *or* the Artesia  
16 Property on its own with or without further consent or signatures by the Non-Debtor owners,  
17 Debtors, or anyone else, including but not necessarily limited to, the principals of the Non-Debtor  
18 Owners or Debtors, or any of their spouses; and the authority to execute and deliver any and all  
19 documentation, deed, or any other escrow or transfer documents necessary, appropriate, and  
20 required to market and sell the Artesia Property; and appointing Charles Shamash to sign for the  
21 Debtor and non-Debtor owners, with the same effect as if Debtor and the Non-Debtor owners had  
22 signed themselves;

23 (2) approving the proposed overbid procedures described in the Sale Motion and  
24 reproduced below;

25 (3) approving the sale of the Salar Membership Interests to Buyer Ebrahim/Newco on the  
26 terms set forth in the Salar PSA, subject to Ebrahim/Newco’s assumption of all liabilities of the  
27 company, including, without limitation, the existing first trust deed loan with East West Bank, an  
28 FTB tax lien, and any other liens or encumbrances against the Artesia Property; *or* approving the

1 sale of the Artesia Property to the highest Qualified Overbidder, free and clear of liens, claims,  
2 and interests, with the proceeds attaching to any asserted liens to the same extent, validity, and  
3 priority as they existed prior to the close of escrow, pursuant to the procedures set forth herein;

4 (4) that no payment shall be made out of escrow to Shamsam Trust (rather, TAG will  
5 distribute the net proceeds it receives to the Shamsam Trust, the Professional Fee Carveout, and  
6 any necessary reserve for administrative costs, in accordance with this Court's previous orders);

7 (5) that in the event of a sale of the Artesia Property to an overbidder, approving the  
8 payment through escrow of (a) the claims of valid lienholders on the Property; (b) ordinary and  
9 reasonable costs such as, but not necessarily limited to, property taxes, title fees, escrow fees,  
10 broker commissions to Newmark Pacific pursuant to the schedule set forth in the Sale Motion, as  
11 may be determined at the hearing, and other ordinary closing costs as per usual procedures;<sup>4</sup> and  
12 (c) other reimbursements as may be set forth on the Estimated Closing Statement;

13 (6) that no property transfer taxes of any kind or nature are payable to any entity in  
14 connection with the sale, whether of the Salar Membership Interests or the Artesia Property,  
15 pursuant to 11 U.S.C. § 1146(a);

16 (7) authorizing and directing escrow to pay all net proceeds of the sale after payment of the  
17 foregoing to TAG, to be distributed by TAG pursuant to the Court's prior orders; *provided*,  
18 *however*, that in the event of a sale of the Artesia Property to a Qualified Overbidder, the first  
19 \$600,000.00 of the net proceeds received by TAG will be paid by TAG to Buy Rite and Shamsiam  
20 (not to be confused with the Shamsam Trust), assuming those debts have not previously been  
21 repaid;

22 (8) that should TAG request it at the sale hearing, pending its review of the claims and  
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25 <sup>4</sup>Commissions to Salar's Broker Newmark Pacific (and an overbidder's broker) are as follows:

- 26 ● 3% to Newmark should Ebrahim/Newco close escrow on the Salar PSA;
- 27 ● 4% to Newmark should an overbidder for the Artesia Property procured by Newmark be  
the Winning Bidder and close escrow; or
- 28 ● 5% should an overbidder for the Artesia Property procured by a broker other than  
Newmark be the Winning Bidder and close escrow, in which case Newmark will receive  
3% and the Winning Bidder's broker shall receive 2%.

1 charges asserted in escrow by East West Bank, the County Tax Collector or any other lien, claim,  
2 or interest that may be asserted, that up to all net proceeds of the sale after payment of ordinary  
3 and reasonable costs be paid over to it as Plan Administrator, to be held by TAG for the benefit of  
4 the Estate, with liens to attach to the proceeds of sale to the same extent, validity, and priority with  
5 which they attached to the Property, as adequate protection under 11 U.S.C. § 363(e). To

6 effectuate this procedure, TAG respectfully requests that the Court authorize it to instruct escrow  
7 to pay any undisputed amounts of said liens to the respective claimants, while reserving any  
8 disputed amounts pending further Court order or agreement with the affected lienholder(s), if any;

9 (9) authorizing and directing TAG and the Winning or Backup Bidder as the case may be  
10 to execute any and all documents necessary to transfer the Salar Membership Interests or Artesia  
11 Property, as the case may be, to such Winning or Backup Bidder;

12 (10) finding that Buyer or a qualified successful overbidder is a good-faith purchaser  
13 pursuant to 11 U.S.C. § 363(m);

14 (11) that the automatic 14-day stay of Fed.R. Bankr. Proc. 6004(h) is waived;

15 (12) retaining jurisdiction to (i) enforce and implement the terms and provisions of the  
16 Salar PSA or the Property Sale PSA, with all addendums and amendments thereto, any waivers  
17 and consents thereunder, and any other supplemental documents or agreements executed in  
18 connection therewith or the Escrow; (ii) compel delivery and payment of the consideration  
19 provided for under the Salar PSA or the Property Sale PSA; and (iii) resolve any disputes,  
20 controversies or claims arising out of or relating to the Salar PSA or the Property Sale PSA; and

21 (13) granting such other and further relief as the Court deems just and proper.

22 **PLEASE TAKE FURTHER NOTICE** that the proposed sale of the Salar Membership  
23 Interests to Buyer is subject to overbids on the Artesia Property itself of any qualified third party.  
24 TAG proposes that the following overbid procedures, which are subject to Court approval, be used  
25 at the hearing on the Motion (the "Sale Hearing") for considering overbids on the Artesia  
26 Property:

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**Proposed Overbid Procedures/Competing Offers**

1. **Qualification to Overbid.** Each potential bidder (other than Ebrahim/Newco), in order to be a Qualified OverBidder for the Artesia Property at the Hearing, shall -
  - a. Deliver a **cashier's check** in the amount \$250,000.00 to The Accomodator Group, Inc., by and through Charles Shamash ("TAG"), **no later than one (1) day before the hearing, such Deposit to immediately be non-refundable regardless of whether the overbidder completes the sale or not for any reason** (i.e., the same amount of Ebrahim/Newco's now non-refundable deposit) (the "Deposit"), *provided, however*, that TAG shall return the Deposit of any Qualified Overbidder if it accepts the bid of another bidder and said Qualified OverBidder does not become a backup bidder;
  - b. at least one (1) day prior to the Sale Hearing, provide proof of funds and ability to close the sale to TAG and its representatives (including counsel and broker Newmark Pacific), showing that the overbidder has the ability to pay the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by TAG in its sole and absolute discretion;
  - c. at least one (1) day prior to the Sale Hearing, inform TAG in writing (a) that the overbidder agrees to be bound by the same terms and conditions specifically contained in the draft *Agreement of Purchase and Sale* and all attachments thereto (the "Property Sale PSA"), attached to the Sale Motion as **Exhibit 5, with no contingencies whatsoever, and no warranties or representations by TAG or Salar**, and (b) if represented by a broker other than Newmark, an agreement by the overbidder's broker to accept a 2% commission of the Purchase Price; and
  - d. attend the Hearing; and
2. **Initial and Subsequent Overbids.** The initial overbid shall be a total of at least one hundred thousand dollars (\$100,000.00) more than the \$2,400,000.00 Equivalent Property Sale Price determined by TAG (i.e., overbids shall start at \$2,500,000.00 or more), and all additional/subsequent overbids, including by Ebrahim/Newco should he wish to overbid on his

1 purchase of the Salar Membership Interests, must be made in minimum increments of fifty  
2 thousand dollars (\$50,000.00), or in such amount as determined by the Plan Administrator in his  
3 sole discretion;<sup>5</sup> and

4 3. Winning Bidder/Close of Escrow/Liquidated Damages. If Ebrahim/Newco is  
5 declared the winning bidder at the Sale Hearing on the sale of the Salar Membership Interests (the  
6 “Winning Bidder”), whether via his original offer or overbid, close of escrow shall be 7 days  
7 following the Bankruptcy Court’s order approving the sale becoming a final order. Should an  
8 overbidder for the Artesia Property become the Winning Bidder at the Sale Hearing, such  
9 Winning Bidder shall have until the later of thirty (30) days from the Sale Hearing or seven (7)  
10 days following entry of a court order by the Bankruptcy Court approving the sale becoming a final  
11 order to close escrow and pay the balance of the Purchase Price. However, should Ebrahim or any  
12 entity wholly controlled by Ebrahim become the Winning Bidder for the Artesia Property, close of  
13 escrow will be 7 days following the Bankruptcy Court’s order approving the sale becoming a final  
14 order.

15 If the Winning Bidder, whether Buyer or a successful overbidder, fails to close escrow  
16 within the applicable period due to Winning Bidder’s default, TAG may unilaterally cancel the  
17 purchase agreement and escrow via written instructions to escrow, without the need for a joint  
18 instruction from both the Winning Bidder and the Seller. In such a case, the Winning Bidder shall  
19 forfeit its \$250,000.00 initial Deposit, and escrow shall remit said Deposit to TAG upon demand  
20 by TAG, unless TAG has previously received said Deposit. However, in its sole and absolute  
21 discretion TAG may, but is not required to, extend the escrow closing period by written  
22 instructions to escrow, so as to allow the sale to the Winning Bidder to close.

23 TAG also requests approval of a backup bidder (the “Backup Bidder”) should the Winning  
24 Bidder fail to timely close escrow. If the Winning Bidder is someone other than Buyer, Buyer

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26 <sup>5</sup>TAG notes that the commission structure will likely be different for any overbid that comes in,  
27 pursuant to the commission structure set forth in fn4 above. In other words, other bidders may result in  
28 a different, and likely higher, commission structure. Hence, although TAG has tried to structure the  
overbid increments to more than cover the extra cost of commissions in such a scenario (as well as  
potentially other costs associated with a higher sales price), TAG will consider the overall economic  
benefit of any overbids in determining which offer is best.

1 Ebrahim/Newco may become the Backup Bidder if it agrees to become the Backup Bidder at the  
2 higher of the Purchase Price of \$2,500,000.00, as set forth herein, or the amount of Buyer's last  
3 overbid, if applicable. If escrow closes with the Winning Bidder, TAG will return the Backup  
4 Bidder's Deposit, although previously deemed non-refundable. On the other hand, if escrow  
5 closes with the Backup Bidder, the Winning Bidder's earnest money deposit will be deemed  
6 forfeited and will not be returned, since that will have occurred due to the Winning Bidder's  
7 default.

8 **PLEASE TAKE FURTHER NOTICE** that Salar's real estate broker, Newmark Pacific  
9 ("Newmark") has set up an online documents room where any interested bidder may review  
10 documents and information related to the sale of the Artesia Property, including the Sale Motion,  
11 as follows:

12 *<https://properties.nmrk.com/4513-artesia-blvd-lawndale-sale>*

13 \*You should periodically check the documents room as new documents or information  
14 may be posted periodically. You may also contact the Broker or Plan Administrator to discuss the  
15 matter as follows:

16 NEWMARK  
17 c/o David Ghermezian, Senior Managing Director  
18 1875 Century Park East, Suite 1380  
19 Los Angeles, CA 90067  
20 Tel: (310) 407-6573 Cell: (310) 801-8700  
21 Email: david.ghermezian@nmrk.com

22 The Accomodator Group, Inc., Plan Administrator  
23 c/o Charles Shamash  
24 9701 Wilshire Boulevard, Suite 1000  
25 Beverly Hills, California 90212  
26 Tel: (310) 594-8114 Cell: (310) 560-4000  
27 Email: cs@locs.com

28 **PLEASE TAKE FURTHER NOTICE** that, pursuant to Local Bankruptcy Rule 9013-  
1(f), if you wish to oppose or respond to the Sale Motion, you must both file a written opposition  
or response with the Bankruptcy Court and serve a copy of it upon TAG's counsel and the United  
States Trustee at the addresses set forth in the upper left hand corner of the face page of this  
document and in the attached proof of service, no later than fourteen (14) days prior to the above  
hearing date. Pursuant to Local Bankruptcy Rule 9013-1(h), the failure to timely file and serve an

1 opposition or response to the Sale Motion may be deemed by the Court to be consent to the  
2 granting of the Sale Motion. A copy of the Sale Motion may be viewed at the Bankruptcy Clerk's  
3 office located at 255 E. Temple Street, Los Angeles, CA 90012, or at the Broker's online  
4 documents room discussed above. A copy may also be obtained by contacting the undersigned as  
5 indicated on the top left hand corner of the face page of this notice.  
6

7 DATED: February 11, 2026

CACERES & SHAMASH, LLP

8 By: /s/ Joseph E. Caceres

9 Joseph E. Caceres, Esq.

10 Attorney for The Accomodator Group, Inc., as Plan  
11 Administrator for Reorganized Behnam Rafalian and  
12 Freedom 26, LLC Debtors  
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## 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:  
9701 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90212

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)* 02/12/2026, 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)* 02/12/2026, 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.

Current Lender Artesia Property: East West Bank, 9300 Flair Dr., 6th Floor, El Monte, CA 91731

Attn: Jimmy Hsia, Loan Servicing Specialist III

FTB: Franchise Tax Board, Bankruptcy Section, MS: A-340, P.O. Box 2952, Sacramento, CA 95812-2952

☒ 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)* 02/12/2026, 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.

Bankruptcy Judge:

\*No Judge's Copy necessary unless requested per information on Court's website\*

☐ 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.

02/12/2026  
Date

Joseph E. Caceres  
Printed Name

/s/ Joseph E. Caceres  
Signature