

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Steve Burnell (CA Bar No. 286557) steve.burnell@gmlaw.com GREENSPOON MARDER LLP 1875 Century Park East, Suite 1900 Los Angeles, California 90067 Telephone: 213.626.2311 Facsimile: 954.771.9264 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Howard M. Ehrenberg, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: CLINICAL EDIFY, Debtor(s).	CASE NO.: 2:23-bk-18579-NB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/03/2025	Time: 11:00 am
Location: U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012, Courtroom 1545	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/20/2025

Description of property to be sold: Pursuant to that certain Asset Purchase Agreement dated April 22, 2025 ("APA"), American Career College, Inc. and West Coast University, Inc. (collectively, "Buyers") have agreed to purchase the Estate's rights, title, and interest in substantially all the Estate's assets, including accounts receivable, contracts, furniture, fixtures and equipment, and intellectual property. The assets to be excluded from the Sale are: (1) the Estate's cash on hand, and (2) all legal claims held by the Estate, including avoidance claims for relief.

Terms and conditions of sale: The property to be sold will be sold "as-is, where-is" under 11 U.S.C. Section 363(b), and free and clear of all interests, including liens, claims, and encumbrances under 11 U.S.C. Section 363(f). The sale will be subject to overbid. If overbids are received, an auction will be conducted at the time of the hearing. Howard M. Ehrenberg, the Chapter 7 Trustee is seeking approval under FRBP 9019 of a related settlement agreement with Buyers. Payment of the sale price is due upon the order granting the related FRBP 9019 motion becoming a final order.

Proposed sale price: \$ 50,000.00

Overbid procedure (if any): The initial overbid amount must be no less than \$75,000, with subsequent bids in amounts of \$5,000. No deposit is required, but any overbidder must present sufficient evidence to Trustee of the overbidders financial ability to close the sale. It is within Trustee's sole discretion to qualify any overbidder. The deadline to submit overbids is 12:00 p.m. one business day before the hearing/auction. There is no breakup fee.

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

The hearing will be conducted on June 3, 2025, at 11:00 a.m., in Courtroom 1545 of the U.S. Bankruptcy Court for the Central District of California, located at the Edward R. Roybal Federal Building & Courthouse, 255 E. Temple Street, Los Angeles, CA 90012

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

Counsel for the Trustee:
Greenspoon Marder LLP
Attn: Steve Burnell
1875 Century Park East, Suite 1900
Los Angeles, CA 90067

Date: 05/07/2025

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 1875 Century Park East, Suite 1900, Los Angeles, CA 90067.

A true and correct copy of the foregoing document entitled (*specify*): **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*) May 7, 2025, 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:

- **Steve Burnell** Steve.Burnell@gmlaw.com, sburnell@ecf.courtdrive.com; sburnell@ecf.inforuptcy.com;cheryl.caldwell@gmlaw.com;denise.walker@gmlaw.com
- **Howard M Ehrenberg (TR)** ehrenbergtrustee@gmlaw.com, ca25@ecfcbis.com; C123@ecfcbis.com;howard.ehrenberg@ecf.courtdrive.com;Karen.Files@gmlaw.com
- **Steven R Fox** emails@foxlaw.com
- **Miles D Grant** miles@grantandkessler.com
- **Mark S Horoupian** mark.horoupian@gmlaw.com, mhoroupian@ecf.courtdrive.com;cheryl.caldwell@gmlaw.com;karen.files@gmlaw.com
- **Alexander J Kessler** aj@grantandkessler.com, miles@grantlawyers.com
- **Lewis R Landau** Lew@Landaunet.com
- **Dare Law** dare.law@usdoj.gov
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov
- **Phillip Zunshine** phillip@grantandkessler.com

☐ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL:

On (*date*) May 7, 2025, 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.

Debtor
Clinical Edify
427 W 5th St N 1805
Los Angeles,, CA 90013

Dare Law
Office of the United States Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

☒ 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) , 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.

May 7, 2025

Date

Patricia Dillamar

Printed Name

/s/Patricia Dillamar

Signature

ADDITIONAL SERVICE INFORMATION

2. SERVED BY UNITED STATES MAIL:

American Career College, Inc.
Grant & Kessler, APC
1331 India Street
San Diego, CA 92101-3417

West Coast University, Inc.
Grant & Kessler, APC
1331 India Street
San Diego, CA 92101-3417

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

ABC Labs Inc.
2730 N. Main St
Los Angeles, CA 90031-3321

American Career College and West Coast
University
c/o Miles D. Grant, GRANT & KESSLER,
APC
1331 India Street
San Diego, CA 92101-3417

American Career College, Inc.
151 Innovation Dr
Irvine, CA 92617-3040

American Career College, Inc.
4021 Rosewood Ave
Los Angeles, CA 90004-6818

Antelope Valley College District
3041 W Ave K
Lancaster, CA 93536-5426

California Care Institute Hawthorne
11633 Hawthorne Blvd 201
Hawthorne, CA 90250-2322

California Care Institute Oxnard
2051 N Solar Dr Ste 100
Oxnard, CA 93036-2650

California Dept of Tax & Fee Admin
PO Box 942879
Sacramento, CA 94279-3555

California Dept. of Tax and Fee
Administration
Collections Support Bureau, MIC: 29
PO Box 942879
Sacramento, CA 94279-0029

Career Care Institute Anaheim
1240 S State College Blvd
Anaheim, CA 92806-5150

Career Care Institute Lancaster
43770 15th St West Ste 115
Lancaster, CA 93534-4765

Career Care Institute Moreno Valley
22500 Town Circle Ste 2205
Moreno Valley, CA 92553-7519

Casta Luz Ortiz
6303 Agnes Ave
North Hollywood, CA 91606-3303

David J. Koz
2669 Griffin Ave Apt 202
Los Angeles, CA 90031-2178

Devon McCrae
6420 Wilshire Blvd
17th LA
Los Angeles, CA 90048-5502

Duane Morris, LLP
750 B St Ste 2900
San Diego, CA 92101-4681

Employment Development Department
PO Box 826215 MIC3A
Sacramento, CA 94230-6215

Employment Development Department
Bankruptcy Group MIC 92E, PO BOX
826880
Sacramento, CA 95814

Franchise Tax Board
Bankruptcy Section MS A340
PO BOX 2952
Sacramento CA 95812-2952

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

Franchise Tax Board
Bankruptcy, PIT MS A340
PO Box 2952
Sacramento, CA 95812-2952

Frenchy Digital
11750 Wilshire Blvd Ste 1412
Los Angeles, CA 90025-6994

Homan Mobasser
18375 Ventura Blvd
Tarzana, CA 91356-4218

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

Lab Corp
531 S Spring St
Burlington, NC 27215-5866

Phillip A. Zunshine, Esq.
Grant & Kessler, APC
1331 India St
San Diego, CA 92101-3417

Pre Employee Inc.
10675 Perry Hwy #607
Wexford, PA 15090-1170

Priscilla Penate
4309 Raymond Ave
La Crescenta, CA 91214-3823

RD Live Scan
4878 Compton Ave
Los Angeles, CA 90011-4438

Roger A. Ortiz
427 W 5th St N 1805
Los Angeles, CA 90013-1188

West Coast University Inc.
151 Innovation Dr
Irvine, CA 92617-3040

West Coast University Inc.
12215 Victory Blvd
North Hollywood, CA 91606-3206