

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  DAVID A. WOOD, #272406 dwood@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: WESLEY H. AVERY, Ch. 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: KNP HOLDINGS, LLC,          Debtor(s).	CASE NO.: 2:24-bk-10898-BR CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 06/10/2025	<b>Time:</b> 10:00 am
<b>Location:</b> Ctrm 1668 - 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/27/2025

**Description of property to be sold:** Commercial Real Property located at 1519-1521 N. Cahuenga Blvd., Los Angeles CA, 90028 - APN 5546-013-019

**Terms and conditions of sale:** The terms and conditions of the proposed sale, including the price and all contingencies: The proposed sale is as-is, where-is, and with all faults, subject to overbid. Earnest money deposit \$100,000. Details contained in purchase and sale agreement appended to the Motion.

**Proposed sale price:** \$ 3,950,000.00

**Overbid procedure (if any):** Initial overbid \$4,050,000. Earnest money deposit of \$100,000. Overbids must be received no later than June 3, 2025 to qualify. Minimum increment at auction is \$10,000.

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

Date: June 10, 2025  
Time: 10:00 a.m.  
Ctrm: 1668  
Location: 255 E. Temple Street  
Los Angeles, CA 90012

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

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Date: 05/20/2025