

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Rosendo Gonzalez (State Bar No. 137352) Chapter 7 Trustee 530 S. Hewitt Street, Suite 148 Los Angeles, CA 90013 (t) 213-452-0070 (f) 213-452-0080 E-mail: rossgonzalez@gonzalezplc.com</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: 304 KENMORE AVE LLC aka 304 KENMORE AVE, LLC,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:24-bk-12618-BR CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 12/17/2024</p>	<p>Time: 10:00 am</p>
<p>Location: Courtroom 1668</p>	

Type of Sale: Public Private **Last date to file objections:** 12/03/2024

Description of property to be sold:
Debtor's and bankruptcy estate's claims and causes of action identified in Schedule "B," filed on October 23, 2023, and related to state court action (LASC Case No. 24STCV22418)

Terms and conditions of sale: see Trustee's filed motion

Proposed sale price: \$ 40,000.00

Overbid procedure (if any): see Trustee's filed motion

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

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

Rosendo Gonzalez, Chapter 7 Trustee, 530 S. Hewitt Street, Suite 148, Los Angeles, CA 90013; 213-452-0070;
rossgonzalez@gonzalezplc.com

Date: 11/15/2024