



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  JOHN N. TEDFORD, IV (State Bar No. 205537) LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: JNT@LNBYG.COM  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b> 	
In re: FAME HOUSING CORPORATION, et al. ----- Affects only the following Debtor:  FAME/Good Shepherd Center Housing Development Corporation  Debtor(s).	CASE NO.: 2:24-bk-13431-NB CHAPTER: 7   <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 09/22/2025	<b>Time:</b> 10:00 am
<b>Location:</b> U.S. Bankruptcy Court, 255 E. Temple St., Courtroom 1545, Los Angeles, California	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 09/08/2025

**Description of property to be sold:**

All right, title and interest of the Debtor's estate in real property located at 2420 South Western Avenue, Los Angeles, California (the "Property") -- aka FAME Arms -- together with all improvements thereon and related personal property.

**Terms and conditions of sale:**

Purchase Price is \$7.8 million, subject to overbids. Please see pages 3-4 of the attached notice of the Sale Motion for a summary of the terms and conditions of sale, which are more fully set forth in Exhibit "1" to the Sale Motion.

**Proposed sale price:** \$ 7,800,000.00

**Overbid procedure (if any):** Overbid deadline is 9/8/25. Minimum overbid is \$8.2 million.

Please see pages 5-6 of the attached notice of the Sale Motion for a summary of the overbid procedures, which are more fully set forth in the Sale Procedure Order attached as Exhibit "4" to the Sale Motion, as modified by the order attached as Exhibit "5" to the Sale Motion.

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

September 22, 2025  
10:00 a.m.  
Courtroom 1545  
255 East Temple Street  
Los Angeles, California

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

Andy Chan  
Director, Keller Williams Pasadena  
199 S. Los Robles Ave., Suite 130  
Pasadena, California 91101  
T: (626) 204-3314  
E: andyyanchan@gmail.com

Date: 08/29/2025

JOHN N. TEDFORD, IV (State Bar No. 205537)  
LEVENE, NEALE, BENDER, YOO  
& GOLUBCHIK L.L.P.  
2818 La Cienega Avenue  
Los Angeles, California 90034  
Telephone: (310) 229-1234  
Facsimile: (310) 229-1244  
Email: JNT@LNBYG.COM

Attorneys for John J. Menchaca, Chapter 7 Trustee

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re  
FAME HOUSING CORPORATION, et al.,<sup>1</sup>  
Debtors.

Case No. 2:24-bk-13431-NB

Chapter 7 (Jointly Administered)

- ☐ Affects all Debtors
- ☒ Affects only the following Debtor(s):
- ☐ FAME Housing Corporation
  - ☐ FAME Assistance Corporation
  - ☒ FAME/Good Shepherd Center Housing Development Corporation

**NOTICE OF TRUSTEE'S MOTION FOR ORDER (1) APPROVING TRUSTEE'S SALE OF REAL PROPERTY LOCATED AT 2420 SOUTH WESTERN AVENUE, LOS ANGELES, CALIFORNIA, FREE AND CLEAR OF LIENS AND OTHER INTERESTS, (2) AUTHORIZING THE ASSUMPTION AND ASSIGNMENT OF EXECUTORY CONTRACTS AND UNEXPIRED LEASES, (3) FINDING THAT THE BUYER IS A GOOD FAITH PURCHASER UNDER 11 U.S.C. § 363(m), (4) WAIVING THE 14-DAY STAY, AND (5) GRANTING RELATED RELIEF**

Date: September 22, 2025  
Time: 10:00 a.m.  
Place: Courtroom 1545  
255 East Temple Street  
Los Angeles, California

<sup>1</sup> Pursuant to an order of the Court (*docket no. 65*), this case is being jointly administered with cases filed by FAME Assistance Corporation, case no. 2:24-bk-13432-NB, and FAME/Good Shepherd Center Housing Development Corporation, case no. 2:24-bk-13434-NB. This is the lead case.

1 **PLEASE TAKE NOTICE** that on September 22, 2025, at 10:00 a.m., in Courtroom 1545  
2 of the United States Bankruptcy Court for the Central District of California, located at 255 East  
3 Temple Street, Los Angeles, California, John J. Menchaca, the chapter 7 trustee (the “**Trustee**”) for  
the estate of FAME/Good Shepherd Center Housing Development Corporation (the “**Debtor**”),  
will move the Court for an order:

4 1. approving the Trustee’s proposed *Amended and Restated Purchase and Sale*  
5 *Agreement* (the “**Sale Agreement**”) with CIM Group Acquisitions, LLC, or its assignee/nominee  
(“**CIM**”);

6 2. authorizing the Trustee to sell to CIM, subject to overbids, all right, title and  
7 interest of the Debtor’s estate in real property located at 2420 South Western Avenue, Los Angeles,  
8 California (the “**Property**”), aka **FAME Arms**, together with all improvements thereon and related  
personal property, free and clear of any and all liens and other interests except as set forth in the  
Sale Agreement;

9 3. authorizing the Trustee to assume and assign to CIM (or successful overbidder) all  
10 executory contracts and unexpired leases pertaining to the operation of the Property designated (or  
to be designated, as applicable) by CIM (or successful overbidder) for assumption and assignment  
(respectively, the “**Proposed Executory Contracts**” and the “**Proposed Unexpired Leases**”), and  
11 determining that no amount needs to be paid to non-Debtor counterparties as a condition to the  
Trustee’s assumption and assignment of the Proposed Executory Contracts and the Proposed  
12 Unexpired Leases;

13 4. authorizing the Trustee to pay ordinary and customary costs of sale, including  
14 brokerage fees, through escrow;

15 5. authorizing the Trustee to pay allowed claims secured by liens on the Property, in  
full, through escrow;

16 6. authorizing the Trustee to make a distribution to Denise Brown, through escrow,  
on account of her allowed unsecured claim against the Debtor’s estate, pursuant to the settlement  
17 between the Trustee, on the one hand, and Ms. Brown and Yadegar, Minoofar & Soleymani, LLP,  
on the other hand (the “**Brown Settlement**”), previously approved by the Court in its *Order*  
18 *Granting Motion for Approval of Settlement Agreement with Denise Brown*;

19 7. finding that CIM (or a successful overbidder, subject to the submission of further  
evidence) is a good faith purchaser under and entitled to the protections afforded to good faith  
20 purchasers under 11 U.S.C. § 363(m); and

21 8. waiving the 14-day stay prescribed by the Federal Rules of Bankruptcy Procedure.

22  
23 **Proposed Sale and Sale Procedures**

24 The following disclosures are made pursuant to LBR 6004-1(c)(3):

25 **Date, time and place of the hearing on the proposed sale.** The hearing will be held on  
26 September 22, 2025, at 10:00 a.m., in Courtroom 1545 of the United States Bankruptcy Court  
located at 255 East Temple Street, Los Angeles, California. The hearing will be simultaneously in  
person (unless the courtroom has been closed), via ZoomGov video, and via ZoomGov telephone.  
27 Please see Judge Bason’s procedures at <https://www.cacb.uscourts.gov/judges/honorable-neil-w-bason> for further information regarding appearing via ZoomGov video or telephone.  
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1        **Proposed buyer.** CIM Group Acquisitions, LLC, or its assignee/nominee.

2        **A description of the property to be sold.** All right, title and interest of the Debtor's estate  
3 in real property located at 2420 South Western Avenue, Los Angeles, California, together with all  
4 improvements thereon, related personal property, and related executory contracts and unexpired  
5 leases designated (or to be designated, as applicable) for assumption by the estate and assignment  
6 to CIM at Closing.

7        **Terms and conditions of the proposed sale, including the price and all contingencies.**  
8 Terms and conditions of the Trustee's proposed sale to CIM are set forth in the Sale Agreement,  
9 which is attached as Exhibit "1" to the Declaration of John J. Menchaca appended to the Trustee's  
10 separate motion. Without limiting the terms detailed in the Sale Agreement, the Sale Agreement  
11 may be summarized as follows:<sup>2</sup>

12        1. The Court must enter an order, substantially in the form attached as Exhibit "2" to  
13 the Sale Agreement, approving the Trustee's proposed sale (the "**Sale Order**").

14        2. The Trustee's conveyance of the Property to CIM is subject to approval of the U.S.  
15 Department of Housing and Urban Development ("**HUD**") and may be subject to approval of other  
16 governmental units such as the City of Los Angeles or departments thereof (the "**City**"). CIM will  
17 use commercially reasonable efforts to obtain, as reasonably promptly as possible, any and all such  
18 approvals (referred to in the Sale Agreement as the "**Regulatory Approvals**"). CIM's obligations  
19 with respect to the Sale Agreement are expressly conditioned upon its receipt of the Regulatory  
20 Approvals. If the Regulatory Approvals are not obtained on or before the Outside Closing Date  
21 (defined below), or CIM reasonably determines that Regulatory Approvals will not be obtained,  
22 CIM may terminate the Sale Agreement and receive a return of the Deposit (defined below).

23        3. The Trustee is selling all of the estate's right, title and interest in the Property,  
24 together with all improvements thereon and related personal property, executory contracts relating  
25 to the Debtor's ownership, operation and maintenance of the Property, and unexpired leases. The  
26 Trustee also will assign funds in Property-related bank accounts to CIM, as well as post-Closing  
27 refunds of unearned premiums. (Provided that CIM receives at least \$750,000 in cash at Closing  
28 (or all cash in the accounts at Closing plus whatever portion of the refund is required to provide  
CIM a total of \$750,000), CIM will consent to use of funds in the operating account, and refunds  
of unearned premiums, to pay some of the estate's administrative fees and costs.) The assets  
being sold are collectively referred to as the "**Purchased Assets**."

1        4. Except for the express representations and covenants of the Trustee and the  
2 satisfaction of any conditions precedent set forth in the Sale Agreement, the sale will be on an "as  
3 is," "where is" and "with all faults" basis and the Trustee makes no representations or warranties  
4 with respect to the Purchased Assets.

5        5. The sale will be free and clear of all liens, claims and other interests except as  
6 expressly set forth in the Sale Agreement.

7        6. The "**Purchase Price**" is \$7,800,000, subject to overbids.

8        7. CIM has paid an initial deposit of \$330,000 (the "**Deposit**").

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27        <sup>2</sup> This summary is not intended to be a full and complete description of all material terms of the  
28 Sale Agreement. Parties wishing to inform themselves regarding all material terms of the proposed  
sale should review the Sale Agreement in its entirety.

1 8. CIM will designate executory contracts and unexpired leases that it desires to be  
2 assumed and assigned to CIM at the Closing. If the Court determines that an amount must be paid  
3 to cure a default under a Proposed Executory Contract or a Proposed Unexpired Lease, CIM may  
pay such amount (or provide adequate assurance of a prompt cure) or designate the executory  
contract or unexpired lease as one that will not be assumed and assigned at the Closing.

4 9. In accordance with the Court's prior *Order Granting Motion for Order*  
5 *(1) Approving Bidding Procedures in Connection with the Sale of Real Property Located at 2420*  
6 *South Western Avenue, Los Angeles, California, (2) Scheduling an Auction and Sale Hearing,*  
7 *(3) Approving Procedures for the Assumption and Assignment of Contracts and Leases, and*  
8 *(4) Granting Related Relief* (as modified by the Court, the "**Sale Procedures Order**"), if the Court  
9 does not approve the sale of the Purchased Assets to CIM or the Sale Agreement is terminated for  
10 any reason other than CIM's default under the Sale Agreement, and if the Property is thereafter  
11 sold to someone other than CIM (whether to an overbidder in connection with the proposed sale, or  
otherwise), CIM will be entitled to (a) a "**Break-Up Fee**" in the amount of \$234,000, representing  
3.0% of the Purchase Price, plus (b) an amount equal to the reasonable, actual, out-of-pocket costs  
and expenses paid or incurred by CIM directly incident to, under, or in connection with the  
negotiation, execution and performance under the Sale Agreement and the transactions  
contemplated thereby (including travel expenses and reasonable fees and disbursements of counsel,  
accountants and financial advisors) in an amount not to exceed \$100,000 (the "**Expense**  
**Reimbursement**").

12 10. If (a) the Court does not grant the Sale Motion, (b) the Court approves a sale to  
13 CIM but CIM terminates the Sale Agreement as a result of a breach of the Sale Agreement by the  
14 Trustee, or (c) the Court approves a sale to a Successful Overbidder or Back-Up Buyer (other than  
15 CIM) and a sale to such party or parties does not close, CIM will have an administrative claim  
against the estate for the Expense Reimbursement. CIM may file a motion requesting payment of  
such administrative expense, and the Trustee will promptly pay such claim from the FAME Arms  
Operating Account if the Court authorizes him to do so.

16 11. The Closing will take place not later than five Business Days after the date on which  
17 all conditions to Closing have been satisfied. The "**Outside Closing Date**" is not later than 60 days  
after the date of entry of the Sale Order, but may be extended up to 60 days thereafter.

18 12. If the sale closes to CIM, the Broker will be paid a commission equal to 5.0% of the  
19 Purchase Price (or such higher amount accepted after overbidding).<sup>3</sup>

20 **Whether the proposed sale is free and clear of liens, claims or interests, or subject to**  
21 **them, and a description of all such liens, claims or interests.** The proposed sale is free and clear  
of any and all liens, claims and interests, except as set forth in the Sale Agreement. Known liens  
against the Property are as follows:

22 1. Liens securing real property taxes owed to the County of Los Angeles, California  
23 (the "**County**"). The Trustee proposes to sell the Property free and clear of all liens that secure real  
24 property taxes owed to the County as of the Closing Date. Such liens will be removed from the  
25 Property and attach to the net sales proceeds with the same force, effect, validity and priority that  
such liens have against the Property on the Closing Date. The Trustee intends to pay the real  
property taxes and any other assessments that are due and payable as of the Closing Date, in full,  
through escrow.

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28 <sup>3</sup> CIM is not represented by a broker.

1           2. A deed of trust recorded in the Los Angeles County Recorder's Office (the  
2           "**Recorder's Office**") on March 14, 1986, as instrument no. 1986-327267, in favor of The  
3           Community Redevelopment Agency of the City of Los Angeles, California ("**CRA/LA**"), securing  
4           a debt in the original principal amount of \$500,000, and a deed of trust recorded in the Recorder's  
5           Office on November 22, 1989, as instrument no. 1989-1891172, in favor of CRA/LA, securing a  
6           debt in the original principal amount of \$1,350,000.<sup>4</sup> The Trustee proposes to sell the Property free  
7           and clear of CRA/LA's liens. Such liens will be removed from the Property and attach to the net  
8           sales proceeds with the same force, effect, validity and priority that such liens have against the  
9           Property on the Closing Date. The Trustee intends to pay the City in full, through escrow.

10           3. A deed of trust recorded in the Recorder's Office on October 31, 1989, as  
11           instrument no. 1989-1759309, in favor of HUD, securing a debt in the original principal amount of  
12           \$2,519,600. The Trustee proposes to sell the Property free and clear of HUD's liens. Such lien  
13           will be removed from the Property and attach to the net sales proceeds with the same force, effect,  
14           validity and priority that such lien has against the Property on the Closing Date. The Trustee  
15           intends to pay HUD in full, through escrow.

16           4. An abstract of judgment recorded with the Recorder's Office on January 16, 2024,  
17           as instrument no. 20240033981, in favor Ms. Brown to secure a judgment in the original principal  
18           amount of \$1,177,889.08. Such lien will be removed from the Property and attach to the net sales  
19           proceeds with the same force, effect, validity and priority that such lien has against the Property on  
20           the Closing Date. The Trustee intends to pay the debt secured by the lien in full, through escrow.

21           **Whether the proposed sale is subject to higher and better bids.** The proposed sale is  
22           subject to overbids, as set forth in the Sale Procedures Order. Without limiting the terms of the  
23           Sale Procedures Order:

- 24           • On or before **September 8, 2025, at 5:00 p.m.** (prevailing Pacific time) (the  
25           "**Overbid Deadline**"), any party wishing to present an overbid must:
  - 26           • deliver an executed purchase and sale agreement, and a redline marked to  
27           show the party's changes to the Trustee's proposed Sale Agreement with  
28           CIM, containing terms and conditions that, in the aggregate, are not  
29           materially more burdensome to the Debtor's estate than the terms and  
30           conditions in the Sale Agreement;
  - 31           • deliver a deposit to the Escrow Company in an amount equal to 3.0% of the  
32           party's initial overbid;
  - 33           • identify any and all executory contracts and unexpired leases that the party  
34           wishes to be assumed and assigned to the party at the closing of the sale  
35           contemplated by the Sale Agreement;
  - 36           • fully disclose the identity of each entity (including equity owners and  
37           sponsors) that will be bidding for or purchasing the Purchased Assets or  
38           otherwise directly or indirectly participating in connection with such  
39           overbid;

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42           <sup>4</sup> CRA/LA's claim is based on the loan secured by the second deed of trust. It appears to the  
43           Trustee that the first deed of trust should have been reconveyed when the second deed of trust was  
44           recorded.

- include a written acknowledgment from the party that it has not (i) engaged in any collusion with respect to the bidding or sale of the Purchased Assets or (ii) taken any other action to prevent a transparent and competitive auction process;
  - provide written proof of funds and any other documentation, in a form satisfactory to the Trustee in his sole discretion, sufficient to demonstrate the party's ability to timely close the sale within a time frame acceptable to the Trustee; and
  - be irrevocable unless and until the Trustee accepts a higher bid and the submitting party is not selected as the Back-Up Buyer (as defined below); *provided, however*, that if the party is the Successful Overbidder or the Back-Up Buyer the party's bid will continue to remain irrevocable subject to the terms and conditions of this Sale Procedures Order.
- A party's initial overbid must be no less than **\$8,200,000**.
  - If a Qualified Overbid is received in accordance with the Sale Procedures, an auction will be held at the time of the hearing on the motion. If no Qualified Overbid is received, no auction will be held.
  - The deadline for the Trustee to file a notice advising the Court whether a Qualified Overbid was received is September 16, 2025, at 1:00 p.m.
  - The deadline for the Trustee to notify CIM and parties submitting Qualified Overbids that an Auction will be held at the time and place of the Sale Hearing is September 16, 2025, at 2:00 p.m.
  - Provided that the Sale Motion is filed and served on or before August 29, 2025, the Sale Hearing will be conducted on September 22, 2025, at 10:00 a.m.
  - Each overbid at the Auction must exceed the previous high bid by at least \$50,000. As the stalking horse bidder, CIM will be entitled to include the full amount of the Break-Up Fee (\$234,000) and Expense Reimbursement (\$100,000) for purposes of determining whether an overbid by CIM satisfies this requirement.

**The consideration to be received by the estate, including estimated commissions, fees, and other costs of sale.** Assuming that there are no overbids, the estate will receive the gross purchase price of \$7,800,000, less brokerage commissions equal to 5.0% of the gross sales price (\$390,000), customary costs of sale (estimated to be \$78,000), real property taxes and penalties (estimated to be \$0 because the sale likely will close after the Trustee pays the first installment of real property taxes for the County's 2025-2026 tax year), amounts owed to HUD (about \$1.06 million), CRA/LA (about \$2.8 million), and Ms. Brown (about \$1.3 million). Without including any cash retained for purposes of paying some of the estate's administrative fees and costs, the Trustee estimates that the net sales proceeds to the estate will be approximately \$2.35 million. Pursuant to the Brown Settlement, the Trustee estimates that approximately \$1.9 million will be paid to Ms. Brown on account of her unsecured claim.

**Brokerage Commission.** In August 2024, the Court authorized the Trustee to employ Pasadena Market Center, Inc., as his real estate broker (the "**Broker**"). Pursuant to the Agreement, the Broker will be paid a commission of 5.0% of the gross sales price (CIM does not have a broker, so the full commission will be paid to the Broker). If a sale to an overbidder closes, an aggregate of 5.0% of the gross sales price will be paid as commissions to the Broker and the successful overbidder's broker.



1 **Possible tax consequences to the estate, if known.** The Debtor is a non-profit entity and  
2 the Trustee believes that the estate will not incur any income tax as a result of the sale. Because of  
3 HUD's requirements relating to the type of entity to which the Property must be transferred, the  
Trustee anticipates that the transaction will qualify for an exemption to the transfer tax commonly  
referred to as the "mansion tax."

4 **The date by which an objection must be filed and served.** September 8, 2024.

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6 **Proposed Assumption and Assignment of**  
7 **Executory Contracts and Unexpired Leases**

8 On the Closing Date, substantially all of the estate's executory contracts and unexpired  
9 leases will be assumed and assigned to CIM pursuant to 11 U.S.C. § 365. CIM will designate the  
10 executory contracts and unexpired leases to be assumed and assigned (i.e., the Proposed Executory  
11 Contracts and the Proposed Unexpired Leases). Generally, the Proposed Executory Contracts and  
12 Proposed Unexpired Leases include but are not necessarily limited to the following:

- 13 • Contracts between the Debtor and HUD referred to as the "HAP Contract";
- 14 • Executory contracts and unexpired leases between the Debtor and providers of  
15 services relating to the operation of the Property (e.g., elevator and building alarm systems); and
- 16 • Unexpired leases between the Debtor and tenants at the Property.

17 Section 365 of the Bankruptcy Code provides that if there has been a default in an  
18 "executory contract" or an "unexpired lease," a trustee may not assume and assign the contract or  
19 lease unless, among other things, the trustee cures, or provides adequate assurance that the trustee  
20 will promptly cure, such default. **To the best of the Trustee's knowledge, neither the Debtor  
21 (prior to the petition date) nor the Trustee (after the petition date) are in default with respect  
22 to any executory contract or unexpired lease. Any non-debtor party to an executory contract  
and unexpired lease who objects to the assumption and assignment of its contract or lease, or  
to a determination that no "cure" payment is required as a condition to such assumption and  
assignment, must file timely with the Court a written objection containing all legal argument,  
declarations, and other evidence on which the objecting party intends to rely.**

23 The Trustee's motion is based on this separate notice, the motion and the memorandum of  
24 points and authorities, declaration of John J. Menchaca, declaration of David Thompson, and  
25 request for judicial notice appended thereto, the Trustee's separate notice of proposed assumption  
26 and assignment of the Proposed Executory Contracts and the Proposed Unexpired Leases, the  
Trustee's separate notice of sale, the papers and pleadings on file in this case, and such other  
evidence as may be presented to the Court.

27 **PLEASE TAKE FURTHER NOTICE** that pursuant to Local Bankruptcy Rule 9013-1(f),  
any party seeking to object to the relief sought must, not later than 14 days before the hearing date,  
file a written opposition(s) with the Clerk of the Court and serve copies of the opposition(s) upon  
the Trustee's counsel and upon the Office of the United States Trustee, 915 Wilshire Blvd., Suite  
1850, Los Angeles, California 90017. Failure to file and serve oppositions as set forth above may  
be deemed consent to the relief sought in the motion. If you do not have any objection to the  
motion, you need not take any further action.

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1       **PLEASE TAKE FURTHER NOTICE** that the deadline for the Trustee and other parties  
2 to file replies to any oppositions or objections to the Sale Motion, or any objections to the proposed  
3 assumption and assignment of the Proposed Executory Contracts and Proposed Unexpired Leases,  
4 is September 15, 2025.

5 DATED: August 29, 2025

LEVENE, NEALE, BENDER, YOO  
& GOLUBCHIK L.L.P.

7 By: /s/ John N. Tedford, IV  
8 JOHN N. TEDFORD, IV  
9 Attorneys for John J. Menchaca, Chapter 7  
10 Trustee  
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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 2818 La Cienega Avenue, Los Angeles, California 90034.

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 **August 29, 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:

- Simon Aron saron@wrslawyers.com, moster@wrslawyers.com;jlee@wrslawyers.com
- Stephen L Burton steveburtonlaw@aol.com
- Jacquelyn H Choi jacquelyn.Choi@rimonlaw.com, docketingsupport@rimonlaw.com
- Ryan J DeRose ryan@parkandlim.com, cathy@parkandlim.com
- Michael C Heinrichs michael.heinrichs@lacity.org
- Christopher D Hughes chughes@nossaman.com
- Joseph Isenstadt joseph.isenstadt@doj.ca.gov
- Elan S Levey elan.levey@usdoj.gov, usacac.tax@usdoj.gov;caseview.ecf@usdoj.gov;usacac.tax@usdoj.gov
- John J Menchaca (TR) jmenchaca@menchacacpa.com, igaeta@menchacacpa.com;ecf.alert+Menchaca@titlexi.com
- Pedram Minoofar pedram@ymllp.com
- Kian Mottahedeh kian@smlawca.com, lawsr69447@notify.bestcase.com;nancy@smlawca.com
- David L. Neale dln@lnbyg.com
- Gerald Edwin Rush erush@sandersroberts.com, ema@sandersroberts.com
- Gregory M Salvato gsalvato@salvatoboufadel.com, calendar@salvatolawoffices.com;jboufadel@salvatoboufadel.com;gsalvato@ecf.inforuptcy.com
- James A. Shepherd jim@shepwoodlaw.com
- Jeffrey L Sumpter jsumpter1@cox.net
- John N Tedford JNT@LNBYG.com, jnt@ecf.courtdrive.com
- Andrew Troop andrew.troop@pillsburylaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Eric Vincent Wood general@shepwoodlaw.com, calendar@ecf.courtdrive.com
- Claire K Wu claire.wu@pillsburylaw.com, renee.evans@pillsburylaw.com;docket@pillsburylaw.com
- Isaac R Zfaty izfaty@muchlaw.com, jnguyen@muchlaw.com;esantos@muchlaw.com;chess@muchlaw.com

**2. SERVED BY UNITED STATES MAIL:** On **August 29, 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.

FAME/Good Shepherd Center Housing Dev. Corp.  
2270 S. Harvard Blvd.  
Los Angeles, CA 90018

☐ Service information continued on attached page

1 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**  
2 **(state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on  
3 **August 29, 2025**, I served the following persons and/or entities by personal delivery, overnight mail  
4 service, or (for those who consented in writing to such service method), by facsimile transmission and/or  
5 email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight  
6 mail to, the judge will be completed no later than 24 hours after the document is filed.

7 I declare under penalty of perjury under the laws of the United States of America that the foregoing is  
8 true and correct.

9 **August 29, 2025**

Rebecka Merritt

*/s/ Rebecka Merritt*

*Date*

*Type Name*

*Signature*

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