

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address KEITH PATRICK BANNER (SBN 259502) KBanner@ggfirm.com GREENBERG GLUSKER FIELDS CLAMAN & MACHTINGER LLP 2049 Century Park East, Ste. 2600 Los Angeles, CA 90067 Tel: 310 553-3610 Fax: 310 553-0687  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Jason M. Rund	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: YOON HEE YEH,          Debtor(s).	CASE NO.: 2:25-bk-12849-BB  CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
<b>Sale Date:</b> June 24, 2026	<b>Time:</b> 10:00 a.m.
<b>Location:</b> Courtroom 1539, United States Bankruptcy Court, 255 E. Temple Street Los Angeles, CA 90012 (or via ZoomGov per posted procedures)	

**Type of Sale:**  Public  Private      **Last date to file objections:** June 10, 2026

**Description of property to be sold:**

Commercial Real Property located at 3625 West 6th Street, Los Angeles, California 90020, APN 5502-017-021 (the "6th Street Property")

**Terms and conditions of sale:**

The Trustee proposes to sell the property (1) free and clear of liens, subject to overbid, to 5438 Investment LLC and RHA Asset LLC, as tenants in common (collectively, "Buyer"), pursuant to the terms of that certain Counter-Offer executed by and between the Trustee on behalf of the bankruptcy estate and Buyer (the "Purchase Agreement"), attached as Exhibit 1 to the Sale Motion's accompanying Declaration of Jason M. Rund as such sale is more fully described therein. (2) approving the Proposed Bidding Procedures, as defined and described herein; and (3) requiring the Debtor and all other occupants of the 6th Street Property to vacate and turn over the 6th Street Property to the Trustee prior to the closing of the proposed sale.

**Proposed sale price:** \$6,950,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

Through the Motion, the Trustee seeks approval of the following proposed bidding procedures (the "Proposed Bidding Procedures") setting forth the requirements and procedures applicable to any potential overbidders seeking to submit an overbid at the Sale Hearing:

- At least three business days prior to the Sale Hearing, or such other deadline as the Trustee may set in his sole discretion, potential over-bidders must provide a deposit of \$208,500 (the "Required Deposit") in the form of a cashier's check payable to "Jason M. Rund, Chapter 7 Trustee."
- At least three business days prior to the Sale Hearing, or such other deadline as the Trustee may set in his sole discretion, potential over-bidders must provide evidence of their ability to close (e.g., a current bank statement or unconditional loan commitment) acceptable to the Trustee in the Trustee's sole discretion.
- Prior to or at the Sale Hearing, potential over-bidders must execute an affirmation of their agreement to be bound by each of the terms of the Purchase Agreement and waive all contingencies of any kind.
- The Trustee, in his sole discretion, taking into account satisfaction of the foregoing requirements and all other facts and circumstances, shall determine in advance of the Sale Hearing which potential overbidders are deemed "Qualified Overbidders." Only Qualified Overbidders shall be permitted to submit an overbid at the Sale Hearing.
- Any initial overbid must be no less than \$7,000,000 and bidding increments thereafter shall be no less than \$10,000.
- Any winning over-bidder's Required Deposit shall be forfeited and paid to the bankruptcy estate if the over-bidder is the winning bidder and fails to close, which applies to Buyer's deposit to the extent the Buyer is deemed the winning bidder.
- Any bidder not declared the winning bidder may request at the Sale Hearing to be irrevocably designated as a back-up bidder in the amount of their last and highest bid; and, if so designated by the Court, their Required Deposit will be held and shall be forfeited to the bankruptcy estate if the backup bidder is subsequently deemed by the Trustee to be the winning bidder and they fail to close the sale.

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

Date: June 24, 2026  
Time: 10:00 a.m.  
Place: Courtroom 1539  
United States Bankruptcy Court  
Edward R. Roybal Building  
255 E. Temple Street  
Los Angeles, CA 90012  
(or via ZoomGov per posted procedures)

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

Keith Patrick Banner, Esq.  
Greenberg Glusker Fields Claman  
& Machtinger LLP  
2049 Century Park East, Ste. 2600  
Los Angeles, CA 90067  
Tel: 310 553-3610  
Fax: 310 553-0687  
Email: KBanner@ggfirm.com

Date: May 29, 2026

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

## 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:  
2049 Century Park East, Ste. 2600 Los Angeles, CA 90067

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)* May 29, 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)* May 29, 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.

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)* May 29, 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.

Via Fedex

The Honorable Sheri Bluebond  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Ste. 1534  
Los Angeles, CA 90012

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 29, 2026  
*Date*

Julie King  
*Printed Name*

/s/ Julie King  
*Signature*

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Raymond H. Aver ray@averlaw.com, averlawfirm@gmail.com; ani@averlaw.com; katya@averlaw.com; jesus@averlaw.com
- Keith Patrick Banner kbanner@greenbergglusker.com, calendar@greenbergglusker.com; cmillerwatkins@greenbergglusker.com; MilanaECF@ggfirm.com
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- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.axosfs.com
- David Samuel Shevitz David.S.Shevitz@usdoj.gov
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**

Via Email

*Trustee's Brokers*

Major Properties

Jeff Luster-Jeff@MajorProperties.com

Coldwell Banker

William "Bill" Friedman-BillFried@Earthlink.net

Major Properties

Rene Mexia- Rene@MajorProperties.com

*Buyers' Broker*

RHA Asset LLC and 5438 Investment LLC

Korus Real Estate

Mark Hong-MarkHong@Korusre.com

*Escrow Agent*

A&A Escrow

Antonia Delgado-Antonia@AAEscrow.com