

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Caroline Djang CA216313 BUCHALTER LLP 18400 Von Karman Avenue, Suite 800 Irvine, CA 92612-0514 Telephone: 949-760-1121 Email: cdjang@buchalter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sky-Frame, Inc., Debtor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: SKY-FRAME, INC. Debtor(s).	CASE NO.: 2:25-BK-20955-BR CHAPTER: 11 <div style="text-align: center; padding: 20px;"> NOTICE OF SALE OF ESTATE PROPERTY </div>
Sale Date: April 21, 2026	Time: 10:00 a.m.
Location: United States Bankruptcy Court, Edward R. Roybal Federal Building and Courthouse, 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012	

Type of Sale: Public Private

Last date to file objections: April 7, 2026

Description of property to be sold:

Assets of the Debtor including four Volkswagen vehicles, office furniture, office equipment, accounts receivable and showroom modules. The vehicles are described as follows:

- 2017 Golf – 3VW017AU2HM503297 – Approximate Mileage 85,373
- 2016 Golf – 3VWC17AU3GM502848 – Approximate Mileage 109,529
- 2018 Golf – 3VWD17AU8JM757555 – Approximate Mileage 47,660
- 2019 Atlas – 1V2WR2CA3KC594518 – Approximate mileage 65,273

Terms and conditions of sale:

In addition to the sale of the Assets, the Debtor seeks to assume and assign to the buyer, the lease for the premises upon which the Assets are located and Debtor operates located at 145 N La Brea Ave C, Los Angeles, CA 90036

Proposed sale price: \$85,898.60

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):

Please inquire with the contact persons listed below.

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):

Mentor Group
200 N. Westlake Blvd., Suite 204
Westlake Village, CA 91362
818-991-4150
dblaine@thementorgrp.com
glotzer@thementorgrp.com

Caroline R. Djang
Buchalter LLP
18400 Von Karman Avenue, Suite 800
Irvine, CA 92618
949-224-6252
cdjang@buchalter.com

Date: 3/20/2026

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:
18400 Von Karman Avenue, Suite 800, Irvine CA 92612-0514

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)* 3/20/2026, 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)* 3/20/2026, 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)* _____, 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.

3/20/2026
Date

LAURIE VERSTEGEN
Printed Name

/s/Laurie Verstegen
Signature

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

Caroline Djang cdjang@buchalter.com, docket@buchalter.com;lverstegen@buchalter.com

Moriah Douglas Flahaut (TR) df@echoparklegal.com, C194@ecfbis.com;fritz@echoparklegal.com

Lane C Hilton lane@thersfirm.com,

michelle@theRSfirm.com,5030583420@filings.docketbird.com,4634112420@filings.docketbird.com,ecf@theRSfirm.com

Ron Maroko ron.maroko@usdoj.gov

Maggie Elyse Schroedter maggie@thersfirm.com,

amy@theRSfirm.com,5030583420@filings.docketbird.com,ecf@theRSfirm.com

United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov