

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JEREMY W. FAITH (SBN 190647) Jeremy@MarguliesFaithLaw.com MEGHANN A. TRIPLETT (SBN 268005) Meghann@MarguliesFaithLaw.com MARGULIES FAITH, LLP 16030 Ventura Blvd., Suite 470 Encino California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Peter J. Mastan, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: AVENUE K 1753, LLC, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 2:13-bk-29863-WB CHAPTER: 7 <div style="text-align: center; padding: 20px;"> NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: 07/05/2018	Time: 2:00 pm
Location: Courtroom 1375, United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/21/2018

Description of property to be sold: Estate's interest in the \$112,683.21 Judgment entered in favor of the Trustee and against Menashi Cohen in Adversary Case No. 2:16-ap-01289-WB entered on August 1, 2017.

Terms and conditions of sale: The sale is on an "as-is" and "where is" basis, subject to all existing encumbrances, liens, claims, interests, and restrictions thereon, if any

Proposed sale price: \$ 50,000.00

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): See attached overbid procedures

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):

Counsel for Trustee:

Meghann A. Triplett of MARGULIES FAITH LLP

Direct Telephone: (805) 546-9300

Email: Meghann@MarguliesFaithlaw.com

Date: 06/13/2018

Overbid Procedures

a. Any initial overbid for an assignment of the Estate's Interest in the Judgment must be in an amount at least \$5,000 greater than the amount to be paid by Buyer under the Agreement (i.e. in an amount not less than \$55,000).

b. In the event that the Trustee receives multiple overbids, any subsequent overbids must be made in Court at the time of the hearing on the Motion and must be made in minimum increments of \$1,000.

c. Any overbid must be accompanied by a certified cashier's check in the full amount of that bid and the successful overbidder must pay to the Trustee by certified or cashier's check the full purchase price at the time of the hearing on the Motion.

d. Any sale and assignment from overbid will be "AS IS", "WHERE IS", and with no contingencies or warranties whatsoever, whether express or implied, including as to functionality, merchantability, habitability, or fitness for a particular purpose and will be subject to all existing encumbrances, liens, claims, interests, and restrictions thereon, if any.

e. The Trustee may exercise his discretion to reject a particular overbid that is not both higher and better (based upon all of the circumstances) than the Buyer's offer or the offer of other overbidders.

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:
16030 Ventura Blvd., Suite 470, Encino, CA 91436

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)* 06/13/2018, 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)* 06/13/2018, 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.

JUDGE: Honorable Julia W. Brand, U.S. Bankruptcy Court, 255 E. Temple Street. Suite 1382, Los Angeles, CA 90012

☐ 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.

06/13/2018
Date

Helen Cardoza
Printed Name

/s/ Helen Cardoza
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

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

ATTORNEY FOR DAYCO FUNDING CORP.: Andrew K Alper aalper@frandzel.com, lhernandez@frandzel.com
ATTORNEY FOR DEBTOR: Fadi Amer Amer@law22.com, famer@law22.com
ATTORNEY FOR REGENCY PROPERTIES: Christopher C Barsness cbarsness@barthattorneys.com
ATTORNEY FOR LA COUNTY TREASURER: Oscar Estrada oestrada@ttc.lacounty.gov
ATTORNEY FOR TRUSTEE: Jeremy Faith Jeremy@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;
Noreen@MarguliesFaithlaw.com;Victoria@MarguliesFaithlaw.com;Brian@MarguliesFaithlaw.com
FORMER ATTORNEY FOR TRUSTEE: Nina Z Javan njavan@brutzkusgubner.com, ecf@ebg-law.com
ATTORNEY FOR SROKA FAMILY LLC: Leib M Lerner leib.lerner@alston.com, autodockettest-lax@alston.com
TRUSTEE: Peter J Mastan (TR) pmastan@gumportlaw.com, pmastan@ecf.epiqsystems.com
ATTORNEY FOR INTERESTED PARTY: Darrel C Menthe dmenthe@sagelawpartners.com
ATTORNEY FOR CITY OF LANCASTER: David C Palmer dpalmer@sycr.com, khardy@sycr.com
ATTORNEY FOR SROKA FAMILY LLC: Lorraine M Sarles lorraine.sarles@alston.com
ATTORNEY FOR UST: Melanie Scott melanie.scott@usdoj.gov
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Noreen@MarguliesFaithlaw.com;Victoria@MarguliesFaithlaw.com;Brian@MarguliesFaithlaw.com
UST: United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov