

Overbid procedure (if any): See attachment

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

May 3, 2017

11:00 a.m.

255 East Temple Street

Courtroom "1568"

Los Angeles, California 90012

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

Daniel A. Lev, Esq.

SulmeyerKupetz, A Professional Corporation

333 South Hope Street, 35th Floor

Los Angeles, California 90071

Telephone: 213.626.2311

Date: April 12, 2017

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY

Description of Property to be Sold: Howard M. Ehrenberg (the "Trustee"), the duly appointed, qualified, and acting chapter 7 trustee for the estate of the debtor Harry Roussos ("Harry") and the estate of the debtor Theodosios Roussos ("Theodosios" and together with Harry, the "Roussos Brothers" or the "Debtors"), has caused to be filed his "Chapter 7 Trustee's Motion for Order (1) Authorizing and Approving Bidding Procedures and Breakup Fee; (2) Authorizing Sale of Real Property (153 San Vicente Boulevard, Santa Monica, California 90402) Free and Clear of Liens, Claims, and Interests; (3) Confirming Sale to Third Party or the Highest Qualified Bidder Appearing At the Hearing; (4) Determining That Buyer is a Good Faith Purchaser; (5) Waiving the Fourteen (14) Day Stay Prescribed By Rule 6004(h) of the Federal Rules of Bankruptcy Procedure; and (6) Authorizing Assumption and Assignment of Unexpired Executory Contracts Designated By Buyer; Memorandum of Points and Authorities; Declarations of Howard M. Ehrenberg and Brian Bowis in Support Thereof" (the "Motion"), through which the Trustee seeks, among other things, the entry of an order approving the sale of the estates' interest in certain real property more commonly known as 153 San Vicente Boulevard, Santa Monica, California 90402 (the "San Vicente Property" or the "Property"), on the terms and conditions stated in the written "Agreement of Purchase and Sale and Joint Escrow Instructions", as amended by that "First Amendment to Purchase Agreement" (collectively, the "Purchase Agreement" or "Agreement"), by and between the Trustee, as seller, and Trion Properties, Inc., a California corporation, or its nominee or designee (the "Buyer" or "Trion"), as buyer, which is attached as Exhibit "A" to the Motion, or on the terms and conditions stated in the such marked-up Purchase Agreement by and between the Trustee, as seller, and such other qualified bidder who is designated as the successful bidder (the "Successful Bidder"), as buyer. The Purchase Agreement provides that Buyer shall pay the amount of \$21,000,000, cash, subject to qualified overbids. As part of the Motion, the Trustee seeks an order approving and establishing bidding procedures to be implemented at the hearing on the Motion in the event a qualified overbidder is interested in acquiring the San Vicente Property. The Trustee also seeks an order authorizing the payment of a breakup fee in the amount of \$100,000 to Trion if it is not the successful purchaser of the San Vicente Property at the conclusion of the hearing on the Motion. The Trustee also seeks an order approving the sale free and clear of certain liens, claims, and interests, with said liens, claims, and interests to attach to the sales proceeds in the same manner and priority as under applicable law. The San Vicente Property is being sold on an "as is" "where is" basis, with no warranties, recourse, contingencies or representations of any kind, except as may be provided in the Purchase Agreement or such marked-up Purchase Agreement, as applicable. The Trustee also seeks an order (i) confirming the sale to Trion or to the highest qualified bidder appearing at the hearing, (ii) authorizing the Trustee to execute any and all documents that may be necessary to consummate the sale, (iii) determining that Trion or the Successful Bidder is entitled to 11 U.S.C. § 363(m) protection, (iv) waiving the fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy Procedure, (v) authorizing the assumption and assignment of certain designated unexpired leases to Trion, or such Successful Bidder,

and (vi) permitting the Trustee to comply with any Franchise Tax Board estimated tax withholding requirement that may arise from the sale of the San Vicente Property.

In sum (i) the San Vicente Property will be sold to Trion for the total purchase price of \$21,000,000, cash, or to any person or entity who appears at the hearing and submits a higher acceptable bid, provided, however, that if as of the Closing Date (as defined in the Purchase Agreement), the Trustee is unable to deliver the San Vicente Property with Units 3b, 4a, and/or 4b, vacant and free and clear of actual possession or any tenancy or possessory rights or claims by Theodosios Roussos, Harris Roussos, Theodosia Roussos, Thalia Singer, or Dr. George Singer, then the purchase price shall be reduced by up to \$990,000 as follows: (a) Unit 3b - reduction of \$330,000, (b) Unit 4a - reduction of \$330,000, and (c) Unit 4b - reduction of \$330,000; (ii) the taxes for the fiscal year 2016-2017 in the present amount of \$21,802.33 will be paid from the sales proceeds; (iii) the lien of OneWest Bank, FSB ("OneWest"), as assignee of that first deed of trust in favor of First Federal Bank of California recorded on February 26, 1992, bearing Instrument No. 92-311585, pursuant to the assignment recorded on April 28, 2010, bearing Instrument No. 20100578694, in the approximate amount of \$742,067.01 will be paid from the sale proceeds; (iv) the approved broker's commission, fees, and costs of the sale chargeable to the estates will be paid from the sale proceeds; (v) the sale will be free and clear of (a) the abstract of judgment recorded on June 15, 1994, bearing Instrument No. 01-1364032, as renewed pursuant to the application for and renewal of said judgment recorded on March 2, 2004, bearing Instrument No. 04-0640959, as renewed pursuant to the application for and renewal of said judgment recorded on May 20, 2013, bearing Instrument No. 20130754199, in favor of Lula Michaelides, and (b) any unknown encumbrances, liens, claims, or interests, with said encumbrances, liens, claims, or interests attaching to the net sales proceeds in the same manner and with the same effect, if any, under applicable federal and state law; and (vi) the Trustee shall receive 100% of the net sales proceeds. As part of the sale, the Trustee also seeks the authority to assume and assign to Trion, or the successful bidder, the leases for Units 2E, 2F, 2G, 2J, 2K, 3A, 3C, 3F, 3G, 3H, 3J, 3K, 4C, 4G, and 4K at the San Vicente Property pursuant to 11 U.S.C. § 365(a).

Method of Sale: Existing cash offer of \$21,000,000, subject to qualified overbids.

Sale Description: Date of Sale: May 3, 2017, 11:00 a.m. (subject to continuances)
Place: 255 East Temple Street, Courtroom "1568", Los Angeles, CA 90012.

Offer Received: The Trustee has received and accepted an offer from Buyer for \$21,000,000, cash, or to any person or entity who appears at the hearing and submits a higher acceptable bid.

Overbid Terms: The proposed sale to the Buyer is subject to approval of the United States Bankruptcy Court and to qualified overbids, and any person or entity desiring to submit an overbid must comply with the following proposed Bidding Procedures:

A. The Sale Hearing

At the hearing to approve the sale pursuant to the Motion (the "Sale Hearing"), the Trustee will seek entry of an order, among other things, authorizing and approving: (i) the Agreement and the sale and transfer of the Property to Buyer pursuant to the terms and conditions set forth in the Agreement, if no other Qualified Bid, as defined below, is timely received, or (ii) if one or more Qualified Bids are timely received, the sale and transfer of the Property following the Auction to the Qualified Bidder that submits the highest or otherwise best offer to purchase the Property, as determined by the Trustee in the exercise of his sole business judgment (the "Successful Bid").

B. Bidding Process

The Trustee shall use commercially reasonable good faith efforts to (i) determine whether any entity or person is a Qualified Bidder, (ii) coordinate the efforts of Qualified Bidders in conducting their respective due diligence investigations regarding the Property, (iii) receive bids from Qualified Bidders, (iv) negotiate any bid made in connection with the purchase/sale of the Property, and (v) conduct an Auction, if necessary (collectively, the "Bidding Process"). Any entity or person who wishes to participate in the Bidding Process must be a Qualified Bidder. The Trustee shall not be obligated to furnish any information of any kind whatsoever relating to the San Vicente Property to any Potential Bidder, as defined below, who fails first to satisfy parts "(a)" and "(b)" of the definition below of Qualified Bidder. The Trustee shall have the right to adopt such other rules for the Bidding Process that are not materially inconsistent with any of the provisions of the Agreement, these Bidding Procedures, or any Bankruptcy Court order that, in the Trustee's sole judgment, promote a fair open and competitive Bidding Process. Any such adoption shall be stated on the record of the Auction.

C. Participation Requirements

Unless otherwise ordered by the Bankruptcy Court for cause shown, to participate in the Bidding Process, each interested entity or person (each a "Potential Bidder") must deliver the following (unless previously delivered) to the Trustee:

- (i) An executed confidentiality agreement in form and substance satisfactory to the Trustee; and
- (ii) The most current audited and latest unaudited financial statements (collectively, the "Financials") of the Potential Bidder, or such other evidence reasonably acceptable to the Trustee of the Potential Bidder's ability to fully and timely perform if its bid were to be accepted by the Trustee and approved by the Bankruptcy Court.

A "Qualified Bidder" is a Potential Bidder (a) that delivers the documents described in subparagraphs "(i)" and "(ii)" above, prior to or simultaneous with the submission of a bid, (b) whose Financials or other evidence of financial wherewithal demonstrate, to the Trustee's reasonable satisfaction, the Potential Bidder's financial capability to fully and

timely consummate a transaction regarding the acquisition of the San Vicente Property, and (c) that on or before the Bid Deadline (as defined below) submits a competing bid on the same terms as those set forth in the Agreement or on other terms no less favorable to the estate than those set forth in the Agreement, such that, in either case, following the closing of the transaction contemplated by such competing bid, the Trustee shall receive: cash consideration payable to the Trustee at closing in an amount that is no less than \$250,000 in excess of the Initial Stalking Horse Bid (a bid that satisfies this subpart "(c)" being a "Minimum Competing Offer"), (d) whose bid is accompanied by a good faith cash or cash equivalent deposit in the amount of \$630,000 (the "Good Faith Deposit"), and (e) who agrees in writing to be bound by and comply with these Bidding Procedures.

Each Qualified Bidder must disclose all of its prepetition and post-petition relationships with other bidders, the Trustee, major creditors or equity security holders of the Debtors and/or any of their agents. Only a Qualified Bidder is entitled to bid at the Auction. Buyer is deemed to be a Qualified Bidder. Each Potential Bidder, whether a Qualified Bidder or not, and its affiliates or joint venturers, shall be deemed to have submitted to the exclusive jurisdiction of the Bankruptcy Court with respect to all matters relating to their bids, the Auction and the purchase/sale of the Property.

D. Due Diligence

To obtain due diligence access, each Qualified Bidder must direct its request in writing by mail or facsimile to the Trustee c/o **SulmeyerKupetz, A Professional Corporation**, 333 South Hope Street, 35th Floor, Los Angeles, California 90071-1406 (fax: 213.629.4520), with a copy by mail or facsimile to Daniel A. Lev, **SulmeyerKupetz, A Professional Corporation**, 333 South Hope Street, 35th Floor, Los Angeles, California 90071-1406 (fax: 213.629.4520). The Trustee shall coordinate all reasonable requests for additional information and due diligence access from Qualified Bidders. The Trustee, to the extent available without any duty of inquiry and discovery, will use commercially reasonable good faith efforts to afford each Qualified Bidder such additional due diligence information requested by such Qualified Bidder as the Trustee determines to be reasonable and appropriate. Upon request, the Trustee shall deliver (unless previously delivered) to any Qualified Bidder copies of all documents delivered to any other Qualified Bidder. The Trustee shall not be obligated to furnish any due diligence information after the Bid Deadline (as defined below), and no conditions relating to the completion of due diligence shall be permitted to exist after the Bid Deadline. Furthermore, the Trustee expressly disclaims (i) any representation, warranty, covenant, guaranty, agreement or assurance as to any materials provided to any Qualified Bidder as contemplated herein, including, without limitation, any representation or warranty as to the accuracy or completeness of any such materials, and (ii) any liability of whatsoever kind and nature with respect to the materials provided to any Qualified Bidder as contemplated herein.

E. Bid Deadline

A Potential Bidder that desires to make a bid shall deliver by mail, hand delivery or facsimile a written copy of its bid, such that the bid is received by the Trustee by not later than 3:00 p.m. (PST), two (2) Business Days prior to the Auction (the "Bid Deadline"), addressed as follows: Howard M. Ehrenberg, Chapter 7 Trustee, c/o **SulmeyerKupetz**, A Professional Corporation, 333 South Hope Street, 35th Floor, Los Angeles, California 90071-1406 (fax: 213.6294520), with a copy by mail or facsimile to Daniel A. Lev, **SulmeyerKupetz**, A Professional Corporation, 333 South Hope Street, 35th Floor, Los Angeles, California 90071-1406 (fax: 213.629.4520). Only Qualified Bidders that have submitted Qualified Bids (as defined below) prior to the Bid Deadline (as it may be extended in compliance with these Bidding Procedures) shall be entitled to bid at the Auction. If no Qualified Bid (other than that of Buyer) has been received by the Trustee by the Bid Deadline, Buyer shall be deemed the Successful Bidder, there shall be no Auction and the Trustee shall use commercially good faith efforts to seek approval of the Agreement at the Sale Hearing.

F. Bid Requirements

A "Qualified Bid" is a written irrevocable offer from a Qualified Bidder stating that such Qualified Bidder is prepared to close upon a competing bid (i) upon the terms and conditions substantially in the form set forth in the Agreement, marked to show those amendments and modifications to the Agreement that the Qualified Bidder proposes, in form and substance acceptable to the Trustee, or (ii) on such other terms as may be set forth in the bid documents, in form and substance acceptable to the Trustee, provided that the terms are no less favorable to the estate than those set forth in the Agreement (in either case, including such amendments and modifications made at the Auction as may be acceptable to the Trustee, the "Marked Agreement").

A bid (as evidenced by the Marked Agreement and any related documentation) will constitute a Qualified Bid only if such bid (a) is not conditioned on obtaining financing or any internal approval, or on the outcome or review of due diligence longer than fifteen (15) calendar days after the submission of the Marked Agreement (such Qualified Bid may, however, be subject to the accuracy in all material respects at the closing of specified representations and warranties or the satisfaction in all material respects at the closing of specified conditions, none of which shall be more burdensome than those set forth in the Agreement); (b) is irrevocable through the conclusion of the Auction; (c) does not request or entitle the bidder, other than Buyer, to any breakup fee, termination fee, expense reimbursement or similar type of payment; (d) acknowledges and represents that the bidder (i) has had an opportunity to inspect and examine the San Vicente Property and the transaction structure set forth in the Agreement, (ii) in making its bid, has relied solely on its own independent review, investigation and/or inspection of same, and (iii) did not rely on any written or oral statements, representations, promises, warranties or guaranties whatsoever, whether express, implied or by operation of law or otherwise regarding same, or the completeness of any information provided in connection therewith at the Auction, except as expressly stated in the

Marked Agreement or these Bidding Procedures; (e) fully discloses the identity of each entity that will be bidding or otherwise participating in connection with such bidding, and all terms of any such participation that, in the reasonable business judgment of the Trustee, are relevant to such bid; and (f) acknowledges and agrees that if bidder is the Successful Bidder, upon the closing of the sale of the San Vicente Property to bidder, bidder's Good Faith Deposit shall be used by the Trustee to pay the Breakup Fee (as defined below) to Buyer, with the remainder of the Good Faith Deposit to be applied toward the purchase price.

A bid received from a Qualified Bidder before the Bid Deadline that meets the above requirements shall constitute a Qualified Bid provided, however, that the Trustee may request that a Qualified Bidder amend its bid to address any failure to comply with any of the requirements listed in this paragraph. For purposes hereof, the Agreement executed by Buyer constitutes a Qualified Bid.

G. "As Is, Where Is"

Except as otherwise provided in the Agreement or the Marked Agreement, as the case may be, the sale of the San Vicente Property shall be on an "as is, where is" basis and without representations or warranties of any kind, nature or description by the Trustee, except to the extent expressly set forth in the Agreement or the Marked Agreement, as the case may be. Except as otherwise provided in the Agreement or any Marked Agreement, all of the Trustee's right, title and interest in the San Vicente Property shall be sold, subject to approval by order of the Bankruptcy Court entered after the Sale Hearing, free and clear all liens, claims, adverse claims of ownership, and other interests (collectively, the "Encumbrances"), other than those permitted or arising under the Agreement or Marked Agreement representing Conditions of Title, in accordance with, among other provisions, Sections 105, 363, or 365 of the Bankruptcy Code, as applicable, with such Encumbrances (other than the Encumbrances representing or in connection with the Conditions of Title), if any, to attach to the net proceeds of the sale with the same priority as existed with respect to the San Vicente Property.

H. Auction

If any Qualified Bid (other than the Agreement with Buyer) is received by the Bid Deadline, then the Trustee shall conduct the Auction for the right to become the Successful Bidder. If no Qualified Bid, other than the Agreement with Buyer, is received by the Bid Deadline, then the Trustee will not conduct the Auction and shall designate Buyer's bid as the Successful Bid for the purposes of these Bidding Procedures. At least one (1) Business Day prior to the date of the Auction, the Trustee shall (i) notify all Qualified Bidders of the Qualified Bid that, as determined in the Trustee's sole discretion, constitutes the highest or otherwise best Qualified Bid (the "Baseline Bid"), and (ii) deliver to Qualified Bidders a copy of each Qualified Bid that he has received. The Auction shall be conducted in accordance with the following procedures: (i) only the Trustee, Buyer, and other Qualified Bidders (and their advisors) who have timely submitted Qualified Bids will be permitted to participate in the Auction, (ii) all Qualified

Bidders must be present at the Auction in person or through a qualified representative, (iii) unless specified by the Trustee, no Qualified Bidder will be permitted more than thirty (30) minutes to respond to the previous bid, and (iv) any Qualified Bidder who is absent from the Auction for more than thirty (30) consecutive minutes while the Auction is in progress is presumed to have affirmatively withdrawn from the Auction. A record of the proceedings at the Auction shall be recorded by a certified court reporter, and a transcript of such proceedings shall be made available by the Trustee to any party in interest, upon request.

At the Auction, Qualified Bidders (including Buyer) will be permitted to increase their bids. The bidding shall start at the amount of the Baseline Bid. The Trustee shall announce prior to each subsequent round of bidding the minimum incremental overbid, which shall be an amount that is not less than \$25,000. All bids at the Auction shall be made on the record.

The Trustee, in consultation with his financial and legal advisors, shall review each Qualified Bid, including any potential increases, on the basis of its financial and contractual terms and the factors relevant to the transaction process and the best interests of the Debtors' estates, including those factors affecting the speed and certainty of consummating the transaction, and immediately prior to the conclusion of the Auction (i) identify the Successful Bid, (ii) identify the next highest or otherwise best offer after the Successful Bid (the "Next Highest Bid"), and (iii) notify all Qualified Bidders present at the Auction of the identities of the bidder that submitted the Successful Bid and the bidder that submitted the Next Highest Bid (the "Next Highest Bidder"), and the respective amounts and terms of their bids. The Breakup Fee shall be added to Buyer's bid for purposes of determining the Successful Bidder, such that, for illustration purposes, in order for other Qualified Bidders to match Buyer's purchase offer of \$21,000,000, Qualified Bidders must bid \$21,100,000 (the "Initial Stalking Horse Bid"). Furthermore, the Trustee shall, within three (3) Business Days following receipt of written request by any party in interest in the case, provide to such requesting party a copy of the last written bid of each Qualified Bidder received by the Trustee prior to the Auction and the documents evidencing the Successful Bid and the Next Highest Bid as determined at the Auction. At the Sale Hearing, the Trustee shall present the Successful Bid to the Bankruptcy Court for approval. If the bidder identified by the Trustee as the Next Highest Bidder agrees to maintain its status as a back-up bidder, then it also must agree that its Next Highest Bid will remain irrevocable and subject to acceptance by the Trustee, and the Trustee will retain its Good Faith Deposit, until the earlier of (i) the closing and effectiveness of the transaction contemplated in the Successful Bid, or (ii) five (5) Business Days following the termination of the Marked Agreement evidencing the Successful Bid. If the bidder initially identified by the Trustee as the Next Highest Bidder does not agree to such terms, then the Trustee, in his sole discretion, may identify the next highest or otherwise best bid as the Next Highest Bid, and may continue to do so until such a bidder who has submitted such a bid agrees to become the Next Highest Bidder.

I. Acceptance of Successful Bid

In the event that an Auction is held, the Trustee intends to enter into the transaction contemplated by the Agreement or by the Marked Agreement, as the case may be, with the Successful Bidder, whether such entity is Buyer or another Qualified Bidder. The Trustee and the Successful Bidder shall close the transactions contemplated by the Agreement (or the applicable Marked Agreement) in the manner set forth in the Agreement (or the applicable Marked Agreement). In the event that the Successful Bidder fails to close the transactions contemplated in the Agreement (or the applicable Marked Agreement), then the Trustee shall be authorized, but not required, to close with the Next Highest Bidder without notice to any other party or further court order. If the Trustee decides to close with the Next Highest Bidder, the Trustee and the Next Highest Bidder shall have an additional fifteen (15) calendar days to close.

J. Return of Good Faith Deposit

The Good Faith Deposits of all Qualified Bidders shall be held by the Trustee in one or more interest-bearing escrow accounts or, with respect to that of Buyer, in a manner consistent with the Agreement and these Bidding Procedures, but shall not become property of the Debtors' estates absent further order of the Bankruptcy Court or pursuant to the terms and conditions of the Agreement or the Marked Agreement as applicable.

Good Faith Deposits made by Qualified Bidders, other than those made by the Successful Bidder and any Next Highest Bidder who agrees to maintain its status as a back-up bidder, together with any and all interest that may have accrued thereon, shall be returned to such Qualified Bidder within five (5) Business Days following the conclusion of the Auction. If the Successful Bidder (or a Next Highest Bidder who agrees to maintain its status as a back-up bidder) timely closes by the closing date set forth in the Agreement or, if applicable, a Marked Agreement, then its Good Faith Deposit shall be credited towards the amount due at closing under the Agreement or such Marked Agreement. If the Successful Bidder (or a Next Highest Bidder who agrees to maintain its status as a back-up bidder) fails to timely close by the closing date set forth in the Agreement or, if applicable, a Marked Agreement, then its Good Faith Deposit shall be disposed of as provided in the Agreement or such Marked Agreement.

K. Breakup Fee

In the event that Buyer is not the Successful Bidder, Buyer will be entitled to a breakup fee in the amount of \$100,000 (the "Breakup Fee"). The Breakup Fee must be paid by the Trustee to Buyer within five (5) Business Days following the closing of the sale of the San Vicente Property to the Successful Bidder, or any back-up bidder, from the Deposit or other purchase funds paid by such Successful Bidder or back-up bidder. In the event the sale to the Successful Bidder, or any backup bidder, does not close, the Breakup Fee must be paid by the Trustee from property of the Debtors' estates and will

constitute an administrative claim under Section 503 of the Bankruptcy Code. In the event any party with the requisite authority exercises its redemption rights to acquire the San Vicente Property pursuant to the terms of the "Settlement Agreement and Limited Releases By and Among Howard M. Ehrenberg as Chapter 7 Trustee, O.F. Enterprises, S.M.B. Management, Inc. and Lula Michaelides" as amended by the "First Amendment to the Settlement Agreement", Buyer will be entitled to the Breakup Fee, which must be paid by the Trustee, and to the extent not already paid to Buyer, such Breakup Fee shall be paid from the redemption funds within five (5) Business Days following the receipt of such funds.

L. Modifications

At or before the Sale Hearing, the Bankruptcy Court or the Trustee may impose such additional terms and conditions as it or he may determine to be in the best interests of the Debtors' estates, creditors, and other parties in interest.

Contact Name: Daniel A. Lev
Contact Number: (213) 626-2311
Case Name: In re Harry Roussos/In re Theodosios Roussos
Case Number: 2:15-bk-21624-ER/2:15-bk-21626-ER

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:
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071

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)* April 12, 2017, 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:

Howard M Ehrenberg (TR)
ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com;C123@ecfcbis.com;hehrenberg@ecf.inforuptcy.com

Asa S Hami on behalf of Interested Party Courtesy NEF
ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com;ahami@ecf.inforuptcy.com

Asa S Hami on behalf of Trustee Howard M Ehrenberg (TR)
ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com;ahami@ecf.inforuptcy.com

Nina Z Javan on behalf of Interested Party Courtesy NEF
njavan@brutzkusgubner.com, ecf@ebg-law.com

Gregory K Jones on behalf of Creditor CIT Bank, N.A. f/k/a One West Bank N.A.
GJones@dykema.com, CAcossano@dykema.com;DocketLA@dykema.com

Gregory K Jones on behalf of Creditor CIT Bank, N.A. f/k/a OneWest Bank N.A.
GJones@dykema.com, CAcossano@dykema.com;DocketLA@dykema.com

Gregory K Jones on behalf of Defendant CIT Bank, N.A. f/k/a OneWest Bank N.A.
GJones@dykema.com, CAcossano@dykema.com;DocketLA@dykema.com

Ira Benjamin Katz on behalf of Attorney Ira Benjamin Katz
IKatz@katzlaw.net, ikatz@ecf.inforuptcy.com

Ira Benjamin Katz on behalf of Creditor Lula Michaelides
IKatz@katzlaw.net, ikatz@ecf.inforuptcy.com

Ira Benjamin Katz on behalf of Plaintiff HOWARD M EHRENBURG
IKatz@katzlaw.net, ikatz@ecf.inforuptcy.com

Ira Benjamin Katz on behalf of Trustee Howard M Ehrenberg (TR)
IKatz@katzlaw.net, ikatz@ecf.inforuptcy.com

Michael S Kogan on behalf of Attorney Kogan Law Firm, APC
mkogan@koganlawfirm.com

Matthew A Lesnick on behalf of Interested Party LIRO, INC., a California corporation
matt@lesnickprince.com, matt@ecf.inforuptcy.com;jmack@lesnickprince.com
Matthew A Lesnick on behalf of Interested Party O.F. Enterprises, L.P., a California limited partnership
matt@lesnickprince.com, matt@ecf.inforuptcy.com;jmack@lesnickprince.com

Matthew A Lesnick on behalf of Interested Party S.M.B. Investors Associates, L.P., a California limited partnership
matt@lesnickprince.com, matt@ecf.inforuptcy.com;jmack@lesnickprince.com

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

Matthew A Lesnick on behalf of Interested Party SMB Management, Inc.
matt@lesnickprince.com, matt@ecf.inforuptcy.com;jmack@lesnickprince.com

Daniel A Lev on behalf of Interested Party Courtesy NEF
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Daniel A Lev on behalf of Plaintiff HOWARD M EHRENBURG
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Daniel A Lev on behalf of Trustee Howard M Ehrenberg (TR)
dlev@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;dlev@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Craig G Margulies on behalf of Interested Party Courtesy NEF
Craig@MarguliesFaithlaw.com, Victoria@MarguliesFaithlaw.com;Brian@MarguliesFaithlaw.com

Daniel J McCarthy on behalf of Interested Party Paula Roussos
dmccarthy@hillfarrer.com, spadilla@hillfarrer.com;docket@hillfarrer.com

Daniel J McCarthy on behalf of Interested Party Theodosios Roussos
dmccarthy@hillfarrer.com, spadilla@hillfarrer.com;docket@hillfarrer.com

James R Selth on behalf of Interested Party Courtesy NEF
jim@wsrlaw.net, jselth@yahoo.com;melissa@wsrlaw.net;vinnet@ecf.inforuptcy.com

Kambiz J Shabani on behalf of Interested Party Kambiz Joseph Shabani
joseph@shabanipartners.com, kevin@shabanipartners.com

Jonathan Shenson on behalf of Debtor Harry Roussos
jshenson@shensonlawgroup.com

Jonathan Shenson on behalf of Defendant Christine Roussos
jshenson@shensonlawgroup.com

Jonathan Shenson on behalf of Defendant Harry Roussos
jshenson@shensonlawgroup.com

Jonathan Shenson on behalf of Non-Filing Spouse Christine Roussos
jshenson@shensonlawgroup.com

United States Trustee (LA)
ustregion16.la.ecf@usdoj.gov

Robert A Weinberg on behalf of Interested Party Courtesy NEF
raw@rweinberglaw.com

Robert A Weinberg on behalf of Plaintiff HOWARD M EHRENBURG
raw@rweinberglaw.com

Robert A Weinberg on behalf of Special Counsel Robert Alan Weinberg
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Robert A Weinberg on behalf of Trustee Howard M Ehrenberg (TR)
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Daniel J Weintraub on behalf of Interested Party Courtesy NEF
dan@wsrlaw.net, melissa@wsrlaw.net;vinnet@ecf.inforuptcy.com

Steven Werth on behalf of Plaintiff HOWARD M EHRENBURG

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asokolowski@sulmeyerlaw.com;slee@sulmeyerlaw.com;slee@ecf.inforuptcy.com;asokolowski@ecf.inforuptcy.com;swert
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Steven Werth on behalf of Trustee Howard M Ehrenberg (TR)

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h@ecf.inforuptcy.com

Hatty K Yip on behalf of U.S. Trustee United States Trustee (LA)

hatty.yip@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) _____, 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) April 12, 2017, 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.

The Honorable Ernest M. Robles
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1560
255 E. Temple Street
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.

April 12, 2017 Denise Walker
Date Printed Name

/s/Denise Walker
Signature