

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (State Bar No. 155531) MICHAEL G. D ALBA (State Bar No. 264403) 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: tjy@lnbyg.com; mgd@lnbyg.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeremy W. Faith, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	<input type="checkbox"/>
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In re: TILLAMOOK INVESTMENTS, INC., Debtor(s).	CASE NO.: 9:24-bk-11074-RC CHAPTER: 7
	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/06/2025	Time: 1:00 pm
Location: Courtroom 201 located at 1415 State Street, Santa Barbara, CA 93101	

Type of Sale: Public Private **Last date to file objections:** 04/22/2025

Description of property to be sold:

The real property located at 741 S. 12th St. and 1216 Mentone Ave., Grover Beach, California 93433.

Terms and conditions of sale:

The property shall be sold "as-is," without any representations or warranties of any kind; 5.5% brokers' commission

Proposed sale price: \$ 655,000.00

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 Exhibit A that describes the proposed sale and the overbid procedure

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

May 6, 2025 at 1:00 p.m.

Courtroom 201

1415 State Street

Santa Barbara, CA 93101

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

MICHAEL G. D'ALBA (State Bar No. 264403)

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: mgd@lnbyg.com

Date: 04/15/2025

Exhibit A

The Trustee received an offer to purchase the Property from Chris Cucchiara for \$655,000 (the “Purchase Price”) and agreed to grant Mr. Cucchiara a credit of \$20,000 such that the ultimate proposed price will be \$635,000. Any successful overbidder will be entitled to the same \$20,000 credit. As a result, the **Overbid Procedures** are as follows:

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion in person or by Zoomgov, pursuant to the instructions on the Bankruptcy Court website, or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$660,000 (which is \$25,000 over the ultimate purchase price), with each additional bid in \$2,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee’s counsel by way of cashier’s check made payable to “Jeremy W. Faith, Chapter 7 Trustee,” in the amount of \$20,250 (the “Deposit”) and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least five calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property **on the same terms and conditions as the Purchaser** (*i.e.*, no contingencies of any kind); (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest bidder.

All overbidders are entitled to **the same credit for \$20,000** being given to the purchaser proposed in the Motion.

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, CA 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 **April 16, 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:

- Michael G D'Alba mgd@lnbygg.com
- Jeremy W. Faith (TR) Trustee@MarguliesFaithlaw.com, C118@ecfcbis.com;leedowding@gmail.com
- Stephen H Kim skecfmail@gmail.com, skim.us@gmail.com
- Edwin J Rambuski edwin@rambuskilaw.com, marissa@rambuskilaw.com
- United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov
- Pamela Kohlman Webster pwebster@buchalter.com, smartin@buchalter.com
- Timothy J Yoo tjy@lnbyb.com

2. SERVED BY UNITED STATES MAIL: On **April 16, 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.

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 **April 16, 2025**, 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 of America that the foregoing is true and correct.

April 16, 2025	J. Klassi	/s/ J. Klassi
Date	Type Name	Signature