

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DAVID A. WOOD, #272406 dwood@marshackhays.com SARAH R. HASSELBERGER, #340640 shasselberger@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, JEREMY W. FAITH	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	
In re: LA VERNE RAMBLA, LLC Debtor(s).	CASE NO.: 9:24-bk-11215-RC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: July 15, 2025	Time: 1:00 p.m.
Location: United States Bankruptcy Court, Central District of California, Santa Barbara Division, Courtroom 201, 1415 State Street, Santa Barbara, CA 93101. Please refer to the Court's website for more details.	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** July 1, 2025

Description of property to be sold: Real Properties are two separate parcels of land. The Properties are fee simple parcels of land, commonly known as 3227 Rambla Pacifico Street, Malibu CA 90264 ("Malibu Lot"); and 3229 Rambla Pacifico Street, Malibu, CA 90265 ("Malibu Residence") (collectively, the "Properties")
Legal descriptions are contained in the Sale Motion as Exhibits 2, Malibu Residence and 3, Malibu Lot, filed on June 24, 2025, as Dk. No. _____

Terms and conditions of sale: The terms and conditions of the proposed sale, including the price and all contingencies: The proposed sale is as-is, where-is, and with all faults, subject to overbid. Earnest money deposit \$217,500, or 3% of the Purchase Price.

Proposed sale price: \$7,250,000 - (i) \$5,408,109 to the Malibu Residence; and (ii) \$1,841,891 to the Malibu Lot.

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): Any person or entity interested in purchasing Property must serve the Trustee, his counsel, and Trustee's agents, no later than close of business on June 30, 2025. Any Overbid must provide for a minimum purchase price of at least \$7,350,000. Any Overbid must be accompanied by a deposit of \$220,500 in certified funds. See sale motion for further details.

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

July 15, 2025 at 1:00 p.m.

United States Bankruptcy Court, Central District of California

Santa Barbara Division

1415 State Street, Santa Barbara, CA 93101

Courtroom 201

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

Bill Friedman / Nona Green and Karen Sandvig of Coldwell Banker Realty

nona4re@gmail.com; billfried2@gmail.com;
karen.sandvig@camoves.com

David A. Wood - dwood@marshackhays.com

Sarah R. Hasselberger - shasselberger@marshackhays.com

Marshack Hays Wood LLP - (949) 333-7777

Date: June 24, 2025