

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>MICHAEL JAY BERGER, ESQ. SBN 100291 LAW OFFICES OF MICHAEL JAY BERGER 9454 Wilshire Blvd., 6th Floor Beverly Hills, CA 90212-2929 Tel.-310-271-6223 Fax 310-271-9805 E-mail: Michael.Berger@bankruptcypower.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: LARRY J. CUMMINGS, Debtor</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re: LARRY J. CUMMINGS, dba The Grill at Antlers Inn,</p> <p>Debtor and Debtor-in-Possession</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 6:20-BK-14708-SY CHAPTER: 11</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/15/2021</p>	<p>Time: 1:30 pm</p>
<p>Location: (See Footnote for Zoom instructions) US Bankruptcy Court 3420 12th St., Room 302, Riverside, CA 92501</p>	

Type of Sale: Public Private **Last date to file objections:** 04/01/2021

Description of property to be sold:
On-Sale General Eating Place Liquor License
License No: 47-589813
Licensee Name: Larry James Cummings

Terms and conditions of sale:
Sale price of \$20,000.00, plus escrow fees and costs estimated at \$2,500.00 to be paid by the buyer subject to overbid. See the other terms set forth in the attached Notice of Motion and Motion. Sale will be free and clear of any alleged liens, claims and interests.

Proposed sale price: \$ 20,000.00

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 other terms set forth in the attached Motion and Notice of Motion.

Subject to overbid increment of \$2,000.00 for a total purchase price of \$22,000.00 plus escrow fees and costs to be paid by the buyer/overbidder. Sale will be free and clear of liens. Escrow fees and costs are estimated to be \$2,500.00.

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

April 15, 2021

1:30 pm

Via Zoom: Join the hearing 15 minutes before the hearing time by calling the toll-free conference line at (877) 336-1829 and using the passcode: 1782547.

United States Bankruptcy Court

Central District of California

3420 Twelfth Street, Suite 345 / Courtroom 302

Riverside, CA 92501-3819

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

Michael Jay Berger (michael.berger@bankruptcypower.com)

Sofya Davtyan (sofya.davtyan@bankruptcypower.com)

Debra Reed (debra.reed@bankruptcypower.com)

Law Offices of Michael Jay Berger

9454 Wilshire Blvd, 6th Floor

Beverly Hills, CA 90212

Date: 03/23/2021

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: **9454 Wilshire Blvd., 6th Fl., Beverly Hills, CA 90212**

A true and correct copy of the foregoing document entitled (*specify*: **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*) **3/24/2021**, 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:

DEBTOR'S COUNSEL:

Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com; michael.berger@ecf.inforuptcy.com

U.S. TRUSTEE:

Abram Feuerstein, Esq., Everett L Green, Esq. and Cameron C Ridley, Esq.,

Abram Feuerstein abram.s.feuerstein@usdoj.gov, everett.l.green@usdoj.gov, Cameron.Ridley@usdoj.gov

UNITED STATES TRUSTEE

United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

Counsel for Lake Arrowhead Village Retail Owner, LP Dean G Rallis drallis@hahnlawyers.com,

Counsel for Lake Arrowhead: Matthew D Pham mpham@hahnlawyers.com, marias@hahnlawyers.com;mpham@ecf.courtdrive.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **3/24/2021**, 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.

The Buyer: Friends IV Life, LLC

c/o Dan Parker

Parker & Associates

24802 Via Princesa

Lake Forest, CA 92630

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 **3/24/2021**, 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.

Honorable Scott H. Yun

United States Bankruptcy Court

Central District of California

3420 Twelfth Street, Suite 345 / Courtroom 302

Riverside, CA 92501-3819

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.

3/24/2021	Peter Garza	/s/Peter Garza
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>

INTERESTED PARTIES:

BUYER:

Friends IV Life, LLC
c/o Dan Parker
Parker & Associates, Inc.
24802 Via Princesa,
Lake Forest, CA. 92630
Phone: (949) 916-8304
dan@digitalre.com

ESCROW Officer:

Lisa M. Evans
Senior Escrow Officer
Portfolio Escrow, Inc.
12 Corporate Plaza #120
Newport Beach, CA 92660
PH# 949-270-0040
EFax# 949-630-0581
lisa.evans@portfolioescrow.com

Label Matrix for local noticing
0973-6
Case 6:20-bk-14708-SY
Central District of California
Riverside
Fri Mar 5 16:05:40 PST 2021

Triple Edge Financial Services
26385 Pine Ave Ste A
Rimforest, CA 92378-0057

Riverside Division
3420 Twelfth Street,
Riverside, CA 92501-3819

AM Trust North America
c/o Bethune & Associates
Attn: Christopher E. De Poy
14435 N. 7th Street, Ste 201
Phoenix, AZ 85022-4376

AmTrust North America, Inc. on behalf of
Technology Insurance Company, Inc.
c/o Maurice Wutscher LLP
23611 Chagrin Blvd. Suite 207
Beachwood OH 44122-5540

Arthur Garrick
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Auto-Chlor
1556 7th Street
Riverside, CA 92507-4421

BBVA USA
2009 Beltline Road
Decatur, AL 35601-6261

Babe Poyyak Gomez
The Grill at Antlers Inn
Attn : Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Bank of America, N.A.
PO BOX 31785
Tampa, FL 33631-3785

Bank of America, N.A.
PO Box 45144
Jacksonville, FL 32232-5144

Berkshire Hathaway Guard Insurance
PO Box A-H, 39 Public Square
Wilkes Barre PA 18701-2502

Berkshire Hathaway Guard Insurance Company
P.O. Box AH
Wilkes-Barre, PA 18703-0020

Brown & Joseph LLC
Tomara Bradley, Account Executive
One Pierce Place, Suite 700W
Itasca IL 60143-2606

California Dept. of Tax and Fee Administrati
Collections Support Bureau, MIC: 55
PO Box 942879
Sacramento, CA 94279-0055

Capital One Bank (USA), N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

Capital One Bank USA NA
PO Box 30281
Salt Lake City, UT 84130-0281

Carmax Auto Finance
225 Chastain Meadows Court
Kennesaw, GA 30144-5897

Cassia R. Papila
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

D & K Foods
Coface North America Insurance Company
650 College Road East, Suite 2005
Princeton, NJ 08540-6779

D&K Foods
13428 Maxella Ave #631
Marina Del Rey, CA 90292-5620

Discover Bank
Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

(p)DISCOVER FINANCIAL SERVICES LLC
PO BOX 3025
NEW ALBANY OH 43054-3025

Dwayne Pozeck
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Employment Development Department
Bankruptcy Group MIC 92E, PO BOX 826880
Sacramento, CA 95814

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Franchise Tax Board
Bankruptcy Section MS: A-340
PO BOX 2952
Sacramento, CA 95812-2952

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

JLL Lake Arrowhead
PO Box 640
Lake Arrowhead, CA 92352-0640

James Cameron
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Jordana Hofman
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Juliana M Chapman
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Lake Arrowhead Village Retail Owner, LP
c/o Dean G. Rallis Jr.
Hahn & Hahn LLP
301 E. Colorado Blvd., 9th Fl.
Pasadena, CA 91101-1977

MUFG Union Bank, N.A.
C O WEINSTEIN & RILEY, PS
2001 WESTERN AVENUE, STE 400
SEATTLE, WA 98121-3132

Mark Carrier
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Marlisa McLaughlin
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Mat Parkey
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Matthew Gordon
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Mountain West Financial
500 S Broad St Meriden
Meriden, CT 06450-6643

Mountain West Financial Inc
500 S Broad St. Suite 100A
Meriden, Connecticut 06450-6755

Mufg Union Bank N.A.
PO Box 85643
San Diego, CA 92186-5643

Natalie White
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Ren Glanz
40490 Desert Creek Lane
Rancho Mirage, CA 92270-4066

Sarah Tribe
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Steve Little
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Sysco Food Service
15750 Meridian Parkway
March Air Reserve Base, CA 92518-3001

Sysco Riverside, Inc.
c/o Darryl S. Laddin
Arnall Golden Gregory
171 17th Street NW, Suite 2100
Atlanta, GA 30363-1031

TD Auto Finance
PO Box 9223
Farmington, MI 48333-9223

TD Auto Finance LLC
P.O. Box 16047
Lewiston, ME 04243-9530

Taylor Tribe
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Teresa Alfaro
co Kesara Tiyakoon
Garden Thai
PO Box 1453
Blue Jay CA 92317-1453

Theresa Cummings
29183 Bay Bridge Ct
Sun City, CA 92585-5616

Theresa Cummings
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

William Mundo
The Grill at Antlers Inn
Attn: Employees Mailbox
26125 CA-189
Twin Peaks, CA 92391

Larry J. Cummings
PO Box 2132
Lake Arrowhead, CA 92352-2132

Michael Jay Berger
9454 Wilshire Blvd 6th Fl
Beverly Hills, CA 90212-2937

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Bank of America
PO Box 982238
El Paso, TX 79998

Discover Financial Services LLC
PO Box15316
Wilmington, DE 19850

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

(u)Lake Arrowhead Village Retail Owner, L.P.

End of Label Matrix	
Mailable recipients	58
Bypassed recipients	2
Total	60