

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address James E. Till (State Bar No. 200464) TILL LAW GROUP 120 Newport Center Drive Newport Beach, CA 92660 Telephone: (949) 524-4999 Email: james.till@till-lawgroup.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor-in-Possession	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: CONGREGATION BNAI CHAIM OF MURRIETA HOT SPRINGS, Debtor(s).	CASE NO.: 6:23-bk-15822-MH CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 08/20/2024	Time: 2:00 pm
Location: Courtroom 301, 3420 Twelfth Street, 3rd Floor, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 08/06/2024

Description of property to be sold:
 Real property located at 29500 Via Princesa, Murrieta, CA 92563 consisting of an approximately 7,686 square foot religious facility on 2.29 acres of land.

Terms and conditions of sale:
 Property to be sold on an AS-IS, WHERE-IS basis, without any representaitons or warranties regarding the condition of the Property. Balance of purchase price payable in cash upon close of escrow. Escrow to close on the later of the first business day at least 15 days after entry of the Sale Order and the date by which the Debtor can deliver the Property. Transfer of the Property will be by Grant Deed.

Proposed sale price: 2300000.00

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 Procedure.

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

August 20, 2024 at 2:00 p.m., before the Honorable Mark D. Houle, United States Bankruptcy Judge in Courtroom 301, United States Bankruptcy Court, 3420 Twelfth Street, 3rd Floor, Riverside, CA 92501

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

James E. Till
Till Law Group
120 Newport Center Drive
Newport Beach, CA 92660
Telephone: 949-524-4999
Email: james.till@till-lawgroup.com

Date: 07/30/2024

OVERBID PROCEDURES

The following are the overbid procedures regarding the sale of the Property:

1. Present at Hearing: Buyer and each Qualified Bidder, defined below, must be present at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process. Appearances may be made in person in the courtroom or by ZoomGov pursuant to the Court's requirements.
2. Notice of Overbid: Any party wishing to participate in the overbid process must notify Debtor in writing directed to James E. Till via email addressed to james.till@till-lawgroup.com, of his/her/its intention to do so no later than **5:00 p.m. (PT) on August 16, 2024**, and must provide evidence of his/her/its financial ability to close.
3. Earnest Money Deposit: To be a qualified overbidder ("Qualified Overbidder"), each party participating in the overbid process (except for Buyer, who has already paid the Deposit to Debtor), must remit to Debtor a deposit in the amount of **\$50,000** ("Overbid Deposit") in the form of a cashier's check (no other form of payment shall be accepted) made payable to "Congregation Bnai Chaim of Murrieta Hot Springs" to be received by Debtor's counsel at Till Law Group, 120 Newport Center Drive, Newport Beach, CA 92660 at least 24 hours prior to the hearing on the Motion, i.e., **by no later than 2:00 p.m. on August 19, 2024**. Once the Overbid Deposit has been deposited in the mail, the Qualified Overbidder must provide tracking information for the Overbid Deposit to Debtor via email addressed to james.till@till-lawgroup.com. The Overbid Deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property per the terms of the proposed Sale. The Overbid Deposit will be returned to any unsuccessful bidder.
4. Initial Overbid: The initial overbid for the Property shall be **\$2,350,000.00**, with subsequent overbids being made in minimum increments of **\$10,000.00**.
5. Successful Overbidder Subject to Terms of Purchase Agreement. In the event Buyer is not the successful bidder for the Property, the successful bidder (the "Successful Bidder") shall then become the buyer under the same terms and conditions as set forth in the Purchase Agreement, except the Purchase Price. Under these circumstances, the Purchase Agreement with Buyer would no longer be effective and Buyer would be entitled to a full refund of the Deposit. Such overbid will not be subject to any contingencies. The successful overbidder understands that this is a non-contingent sale, not subject to any inspections or loan approval contingencies.
6. Liquidated Damages, Successful Bidder's Default. If the Successful Bidder, after Court approval of the Sale to the Successful Bidder, fails to close, Debtor shall retain the Overbid Deposit as liquidated damages without further legal action.

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:
120 Newport Center Drive, Newport Beach, CA 92660

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)* 07/30/2024, 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:

See attached NEF service list

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 07/30/2024, 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.

See attached US Mail service list

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)* 07/30/2024, 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 Mark D. Houle (via Priority Mail)
United States Bankruptcy Court
3420 Twelfth St, Suite 325
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.

07/30/2024

Martha Araki

Date

Printed Name

/s/ Martha Araki

Signature

In re Congregation Bnai Chaim of Murrieta Hot Springs

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

- Attorneys for Debtor Congregation Bnai Chaim of Murrieta Hot Springs: **James E Till**: james.till@till-lawgroup.com; martha.araki@till-lawgroup.com; myrtle.john@till-lawgroup.com; sfritz@till-lawgroup.com
- Attorneys for Interested Parties Irving Michlin and Richard Hershman and Creditors Beverly Stone and Ruger Construction: **Donald W Reid**: don@donreidlaw.com; 5969661420@filings.docketbird.com
- Interested Party/Courtesy NEF: **Robert B Rosenstein**: robert@thetemeculalawfirm.com; sylvia@thetemeculalawfirm.com; leah@thetemeculalawfirm.com; paul@thetemeculalawfirm.com
- United States Trustee (RS): ustpregion16.rs.ecf@usdoj.gov; **Adam Feuerstein, Everett L Green, Cameron C Ridley**: abram.s.feuerstein@usdoj.gov; everett.l.green@usdoj.gov; cameron.ridley@usdoj.gov

**CONGREGATION BNAI CHAIM
OF MURRIETA HOT SPRINGS**

US MAIL SERVICE PARTIES

City of Murrieta
Attn City Manager
1 Town Square
Murrieta, CA 92562

Wendy Siegel
PO Box Box 741
Lake Elsinore, CA 92531

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

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

California Dept of Tax and Fee Admin
Account Information Grp MIC 29
PO Box Box 942879
Sacramento, CA 94279-0029

Riverside County Treasurer
PO Box 12005
Riverside, CA 92502-2205

Roger Construction
40335 Winchester Rd Ste E-289
Temecula, CA 92591-5500

Johanna Lack
39732 N General Kearny
Murrieta, CA 92563

Lori Jo Beck
Attn Tyler Law LLP
25026 Las Brisas Rd
Murrieta, CA 92562

Lawrence Chalfant
27901 Twilight Ct
Murrieta, CA 92563

Church & Casualty Insurance Agency
3440 Irvine Ave Ste 150
Newport Beach, CA 92660

Church Mutual Insurance Company SI
PO Box 357
3000 Schuster Lane
Merrill, WI 54452-0357

Eastern Municipal Water District
2270 Trumble Rd
Perris, CA 92570

Denise English
23276 Hupp Dr
Temecula, CA 92592

Fabozzi & Miller
38975 Sky Canyon Dr 104
Murrieta, CA 92563

Richard Hershman
PO Box 1540
Wildomar, CA 92595

Tracy Nusbaum
35068 Nightingale St
Winchester, CA 92596

Spectrum
Charter Communications
PO Box 60074
City of Industry, CA 91716-0074

Servpro
2870 S Santa Fe Ave
San Marcos, CA 92069

(re Servpro)
Amber S Crothall
Greenman Lacy Kein Hinds Weiser
900 Pier View Way
Oceanside, CA 92054

Scott W Smith CPA Inc
29970 Technology Dr Ste 115
Murrieta, CA 92563

Southern California Edison
1551 W San Bernardino Rd
Covina, CA 91722-3407

Southern California Gas
PO Box C
Monterey Park, CA 91756-5111

Beverly Stone
32461 Angelo Dr
Temecula, CA 92592

Waste Management Collection
and Recycling Inc
PO Box 3020
Monroe, WI 53566-8320

Donald W Reid
Law Office of Donald W Reid
PO Box 2227
Fallbrook, CA 92088