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| <p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>SMILEY WANG-EKVALL, LLP Lei Lei Wang Ekvall, State Bar No. 163047 lekval@swelawfirm.com Kyra E. Andrassy, State Bar No. 207959 kandrassy@swelawfirm.com Michael L. Simon, State Bar No. 300822 msimon@swelawfirm.com 3200 Park Center Drive, Suite 250 Costa Mesa, California 92626 Telephone: 714-445-1000 Facsimile: 714-445-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Clairton Residential Renewal,LLC</p> | <p>FOR COURT USE ONLY</p> |
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

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| <p>In re: CLAIRTON RESIDENTIAL RENEWAL, LLC</p> <p style="text-align: right;">Debtor(s).</p> | <p>CASE NO.: 8:17-bk-11996-SC CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |
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| <p>Sale Date: 11/16/2020</p> | <p>Time: 11:00 am</p> |
| <p>Location: Zoom, with instructions to be provided</p> | |

Type of Sale: Public Private **Last date to file objections:** 11/05/2020

Description of property to be sold:
173 townhome units and vacant lots in Clairton, Pennsylvania that are part of the Century Townhomes development

Terms and conditions of sale:
The sale is subject to liens, claims, and encumbrance; as-is, where-is with no representations or warranties; closing to occur within 30 days of entry of an order approving the sale; no contingencies other than Court approval

Proposed sale price: \$ 175,000.00

Overbid procedure (if any): Written overbids must be received by counsel for Clairton by November 9, 2020 at 5:00 pm and be in the amount of at least \$185,000 and on the same or better material terms and conditions as those set forth in the purchase agreement and include proof of funds. Hearing to confirm sale on 11/19/20 at 11:00 a.m.

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

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

Kyra Andrassy, Esq., counsel for Clairton Residential Renewal, 3200 Park Center Drive, Suite 250, Costa Mesa, CA 92626; kandrassy@swelawfirm.com; 714-445-1017

Date: 10/08/2020

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:

3200 Park Center Drive, Suite 250, Costa Mesa, CA 92626

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)* 10/08/2020, 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:

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)* _____, 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 that the foregoing is true and correct.

10/08/2020
Date

Lynnette Garrett
Printed Name

/s/ Lynnette Garrett
Signature

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

- Kyra E Andrassy kandrassy@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- James C Bastian jbastian@shulmanbastian.com
- Jess R Bressi jess.bressi@dentons.com, kimberly.sigismondo@dentons.com
- Richard Bunt richbunt@gmail.com
- Frank Cadigan frank.cadigan@usdoj.gov
- Michael W Davis mdavis@dtolaw.com, jmartinez@dtolaw.com
- John P Dillman houston_bankruptcy@publicans.com
- Glen Dresser gombd@aol.com
- Lei Lei Wang Ekvall lekvall@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- Oscar Estrada oestrada@ttc.lacounty.gov
- Timothy W Evanston tevanston@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- Roger F Friedman rfriedman@rutan.com
- Nichole Glowin nglowin@wrightlegal.net, BKUDGeneralupdates@wrightlegal.net
- David M Goodrich dgoodrich@wgllp.com, vrosales@wgllp.com;kadele@wgllp.com;lbracken@wgllp.com
- Steven T Gubner sgubner@bg.law, ecf@bg.law
- Mary H Haas maryhaas@dwt.com
- Michael J Hauser michael.hauser@usdoj.gov
- Mark S Horoupian mhoroupian@sulmeyerlaw.com, mhoroupian@ecf.inforuptcy.com;ccaldwell@sulmeyerlaw.com
- Steven J. Katzman SKatzman@bienertkatzman.com, admin@bienertkatzman.com;chowland@bienertkatzman.com;4579179420@filings.docketbird.com
- David Brian Lally davidlallylaw@gmail.com
- Christopher J Langley chris@slclawoffice.com, omar@slclawoffice.com;langleycr75251@notify.bestcase.com
- Robert S Marticello Rmarticello@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- Kathy Bazoian Phelps kphelps@diamondmccarthy.com, helen.choi@diamondmccarthy.com
- Hamid R Rafatjoo hrafatjoo@raineslaw.com, bclark@raineslaw.com
- Lovee D Sarenas lovee.sarenas@lewisbrisbois.com
- Susan K Seflin sseflin@bg.law, ecf@bg.law
- Michael Simon msimon@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- Dheeraj K Singhal dksinghal@dcdmlawgroup.com, dcdm@ecf.courtdrive.com
- John L. Smaha jsmaha@smaha.com, jteague@smaha.com;gbravo@smaha.com
- Philip E Strok pstrok@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- Wayne R Terry wterry@hemar-rousso.com
- Todd C Toral ttoral@jenner.com, todd-toral-9280@ecf.pacerpro.com;LSaltzman@jenner.com;docketing@Jenner.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Jessica Vogel jvogel@sulmeyerlaw.com, jvogel@ecf.inforuptcy.com;mviramontes@sulmeyerlaw.com
- Corey R Weber cweber@bg.law, ecf@bg.law
- Steven Werth swerth@sulmeyerlaw.com, cblair@sulmeyerlaw.com;mviramontes@sulmeyerlaw.com;swerth@ecf.inforuptcy.com