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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: TD REO Fund, LLC Debtor(s).	CASE NO.: 8:17-bk-11996-SC CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: To be determined.	Time: To be determined.
Location: United States Bankruptcy Court, Courtroom 5C, 411 West Fourth Street, Santa Ana, California 92701	

Type of Sale: Public Private **Last date to file objections:** To be determined.

Description of property to be sold: (1) Vacant land located at 4910 Clover Ave., Atwater, California, APN 005-120-050-000 (the "Atwater Property"); and (2) commercial real property located at 2104 G Street, Merced, California, APN 034-071-014-000 (the "Merced Property," and together with the Atwater Property, the "Properties"). See Motion of TD REO for an Order Approving Bid Procedures In Connection With Sale of Real Properties Located at 4910 Clover Ave., Atwater, CA, and 2104 G St., Merced, CA, and Related Relief [Docket No. 2306] (the "Bid Procedures Motion").

Terms and conditions of sale: TD REO is currently seeking qualified bids for the sale of the Properties on an as-is, where-is basis. Any sale is subject to bankruptcy court approval. Interested persons are invited to conduct due diligence and bid on one or both of the Properties. Any person interested in conducting due diligence on or participating in the process to bid on one or both of the properties shall have until June 3, 2024 to do so. The deadline to submit a qualified bid is June 10, 2024 at 5:00 p.m. (PT).

Proposed sale price: To be determined.

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): TD REO is currently seeking qualified bids for the sale of the Properties. If TD REO elects to hold an auction for one or both of the Properties, then the sale(s) will be subject to overbids. The complete overbid procedures are set forth in Exhibit 1 to the Bid Procedures Motion.

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

To be determined.

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

Roger Friedman
Rutan & Tucker, LLP
18575 Jamboree Road, 9th Floor
Irvine, CA 92612
(714) 641-5100
rfriedman@rutan.com

Date: 04/05/2024

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 (*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*) **4/8/2024**, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (*date*) **4/8/2024**, 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.

Honorable Scott C. Clarkson
United States Bankruptcy Court
Ronald Reagan Federal Building
411 West Fourth Street, Suite 5130
Santa Ana, CA 92701-4593

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*) **4/8/2024**, 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.

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.

4/8/2024
Date

Ja'Nita Fisher
Printed Name

/s/ Ja'Nita Fisher
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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

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