

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com KRISTINE A. THAGARD, #94401 kthagard@marshackhays.com DAVID A. WOOD, #272406 dwood@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Trustee, RICHARD A. MARSHACK</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re:</p> <p>FRIENDLY VILLAGE GP, LLC,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:18-bk-13864-ES CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 02/04/2021</p>	<p>Time: 10:30 am</p>
<p>Location: conducted remotely using ZoomGov (see details below)</p>	

Type of Sale: Public Private **Last date to file objections:** 01/21/2021

Description of property to be sold: SEE SALE MOTION for a complete description of the assets ("Property"). Fee simple title to those certain parcels of land located in the City of Long Beach, County of Los Angeles, State of California; the Land, Improvements and Appurtenances are hereinafter sometimes collectively referred to as the "Real Property." The Real Property, Tangible Personal Property, Intangible Property, and assignment of Tenant Leases, Rent Reduction Agreements, Admiral Insurance Policy, Current Policies (if assignable) and Assigned Service Contracts ("Property").

Terms and conditions of sale: Sale of the Property for \$11,000,000 to the Buyer as set forth in the Agreement; payment of the Purchase Price in all cash; within 3 business days of execution of the Agreement the Buyer shall deposit \$100,000 into Escrow Holder; and the balance of the Purchase Price, shall be deposited by Buyer with Escrow Holder no later than 12:00 noon, Pacific time, one (1) Business Day prior to the Closing Date.

Proposed sale price: \$ 11,000,000.00

Overbid procedure (if any): Overbids received by no later than 5:00 p.m. (PST), on XXXXXXXXXX; Qualified Bids must be in an amount of at least \$11,100,000.00; Qualified Bids must be accompanied by a deposit in the amount of 15% of the Minimum Overbid; Each subsequent bid shall be in increments of no less than \$50,000.00.

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

Date: February 4, 2021

Time: 10:30 a.m.

Until further notice, and except as may be otherwise ordered by the Court, all hearings before Judge Smith will be conducted remotely using ZoomGov. Video/audio web address: <https://cacb.zoomgov.com/j/1607701260>; ZoomGov meeting number: 160 770 1260; Password: 674292; Telephone conference lines: 1 (669) 254-5252 or 1 (646) 828-7666.

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

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870 Roosevelt

Irvine, California 92620

Telephone: (949) 333-7777

Facsimile: (949) 333-7778

Date: 01/14/2021

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: 870 Roosevelt, Irvine, CA 92620

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 **January 14, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **January 14, 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.

DEBTOR / MAIL REDIRECTED TO TRUSTEE

FRIENDLY VILLAGE GP LLC
320 NORTH PARK VISTA STREET
ATTENTION: OFFICE
ANAHEIM, CA 92806-3722

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **January 14, 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.

Attorneys for Plaintiffs/Tenants: via E-mail
Aram Ordubegian – aram.ordubegian@arentfox.com
Gary D. Fields – gary@fieldslawcorp.com
Brian Kabateck – bsk@kbklawyers.com

[PURSUANT TO AMENDED GENERAL ORDER 20-06, JUDGE'S COURTESY COPIES WILL BE DELIVERED BY MAIL IF PLEADING IS OVER 25 PAGES.]

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.

January 14, 2021
Date

Chanel Mendoza
Printed Name

/s/ Chanel Mendoza
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: CONTINUED:
 - **ATTORNEY FOR THE U.S. TRUSTEE**: Frank Cadigan frank.cadigan@usdoj.gov
 - **ATTORNEY FOR DEBTOR FRIENDLY VILLAGE MHP ASSOCIATES LP**: Howard Camhi hcamhi@ecjlaw.com, tcastelli@ecjlaw.com; amatsuoka@ecjlaw.com
 - **ATTORNEY FOR PLAINTIFF AND TRUSTEE RICHARD A MARSHACK**: Joana Fang jf@kbklawyers.com, jlp@kbklawyers.com
 - **ATTORNEY FOR CREDITOR FRANKLIN ROBINSON AND CREDITOR THOMAS CHILDRESS**: Gary Fields meagan@fielsslawcorp.com, anna@fielsslawcorp.com
 - **INTERESTED PARTY COURTESY NEF**: Ben G Gage bgage@cookseylaw.com, sith@ecf.courtdrive.com
 - **INTERESTED PARTY 5450 PARAMOUNT LLC**: Jeffrey I Golden jgolden@wgllp.com, kadele@wgllp.com; vrosales@wgllp.com; cbmeeker@gmail.com; lbracken@wgllp.com
 - **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR)**: D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
 - **ATTORNEY FOR CREDITOR CLAMPETT INDUSTRIES LLC, DBA EMG**: Jeffrey S Kaufman JSKaufman@wolfewyman.com, hlforeman@wolfewyman.com, kabeall@wolfewyman.com
 - **ATTORNEY FOR PLAINTIFF FRIENDLY VILLAGE GP, LLC, PLAINTIFF FRIENDLY VILLAGE MHP ASSOCIATES, L.P., PLAINTIFF FRIENDLY VILLAGE MOBILE ASSOCIATES, LP, PLAINTIFF KORT & SCOTT FINANCIAL GROUP, LLC, PLAINTIFF SIERRA CORPORATE MANAGEMENT, INC.**: Paul J Laurin plaurin@btlaw.com, slmoore@btlaw.com; jboustani@btlaw.com
 - **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR)**: Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
 - **TRUSTEE RICHARD A MARSHACK (TR)**: Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com; ecf.alert+Marshack@titlexi.com
 - **SPECIAL COUNSEL FOR TRUSTEE RICHARD A MARSHACK (TR)**: Stefan Perovich stefan.perovich@kyl.com, ana.nunez@kyl.com
 - **ATTORNEY FOR DEFENDANT 5450 PARAMOUNT LP; LEVY FRIENDLY VILLAGE LLC; LEVY AFFILIATED HOLDINGS LLC; AND SHAOUL J LEVY**: Howard Steinberg steinbergh@gtlaw.com, pearsallt@gtlaw.com; laik@gtlaw.com
 - **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR)**: Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
 - **INTERESTED PARTY COURTESY NEF**: Jeffrey G Thomas jgthomas128@gmail.com, usoldit@hotmail.com
 - **ATTORNEY FOR CREDITOR ADMIRAL INSURANCE COMPANY**: Lynn H Trang ltrang@wmflp.com, dtyson@wmflp.com
 - **UNITED STATES TRUSTEE (SA)**: United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
 - **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR)**: David Wood dwood@marshackhays.com, dwood@ecf.courtdrive.com; lbuchananmh@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com

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