

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com TINHO MANG, #322146 tmang@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: Richard A. Marshack, Chapter 7 Trustee</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: IGOR SHABANETS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:19-bk-14912-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 10/05/2021</p>	<p>Time: 11:00 am</p>
<p>Location: 411 W. Fourth Street, Santa Ana, CA 92701 - Ctrm: 5B - ZoomGov</p>	

Type of Sale: Public Private **Last date to file objections:** 09/21/2021

Description of property to be sold:
9875 Rimmel Drive, Los Angeles, CA 90210; APN: 4356-002-002, 4356-002-003, 4356-003-014 - Full legal description contained in Motion filed on September 14, 2021, as Dk. No. 418.

Terms and conditions of sale:
(1) entry of a Bankruptcy Court Order approving the sale free and clear of all liens; (2) property sold in "AS-IS" "WHERE IS" condition; (3) no contingencies. The Motion seeks approval for the Trustee to sell the Property on substantially the terms and conditions set forth in the Purchase and Sale Agreement, a copy of which is attached to the Motion as Exhibit "5."

Proposed sale price: \$ 1,300,000.00

Overbid procedure (if any): Any potential bidder is encouraged to obtain a copy of the Motion and contact the Trustee's Counsel of record or his agents prior to the hearing. Minimum purchase of at least \$1,310,000, deposit of \$50,000 in certified funds, minimum bidding increment of \$1,000.

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

October 5, 2021 at 11:00 a.m.
United States Bankruptcy Court, Central District of California
Santa Ana Divison
411 W. Fourt Street, Santa Ana, CA 92701
Courtroom 5B*

*Special COVID-19 procedures may apply. Please refer to the Court's website for more details.

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

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Date: 09/14/2021