

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>James C. Bastian, Jr. - Bar No. 175415 Ryan D. O'Dea - Bar No. 273478 Rika M. Kido - Bar No. 273780 SHULMAN BASTIAN FRIEDMAN & BUI LLP 100 Spectrum Center Drive, Suite 600 Irvine, California 92618 Telephone: (949) 340-3400 Facsimile: (949) 340-3000 Email: JBastian@shulmanbastian.com ROdea@shulmanbastian.com RKido@shulmanbastian.com</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>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re:</p> <p>AB CAPITAL, LLC, a California limited liability company,</p> <p>Debtor(s).</p>		<p>CASE NO.: 8:22-bk-11585-TA CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY***</p>	

Sale Date: 03/26/2024	Time: 11:00 am
Location: United States Bankruptcy Court, Courtroom 5B, 411 West Fourth Street, Santa Ana, CA 92701**	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/12/2024

Description of property to be sold: Real property located at 540 Alta Vista Way, Laguna Beach, California ("Property")
 ***The Property is not Estate property. However, Trustee is listing the Property for sale pursuant to the Preliminary Injunction entered Nov. 30, 2022, as amended on Feb. 26, 2024 in adversary proceeding entitled, Marshack v. Pukini, et al., Adv. Case No. 8:22-ap-01091-TA ("Preliminary Injunction"). Per the Preliminary Injunction, Trustee is expressly permitted to sell the Property, subject to filing a noticed motion and resulting Court order. See attached Sale Motion.

Terms and conditions of sale: See attached Sale Motion

Proposed sale price: \$2,400,000.00

**Appearance via Zoom - see Supplemental Notice of Hearing To Be Held Remotely Using Zoomgov Audio And Video.

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 Sale Motion for the Bidding Procedures

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

March 26, 2024 at 11:00 a.m.

United States Bankruptcy Court

Courtroom 5B, 411 West Fourth Street

Santa Ana, CA 92701

[Appearance Via Zoom - see Supplemental Notice of Hearing to be
Held Remotely Using Zoomgov Audio and Video]

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

Rika M. Kido, Esq.

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Date: 03/05/2024