

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Marc C. Forsythe - State Bar No. 153854 Reem J. Bello – State Bar No. 198840 GOE FORSYTHE & HODGES LLP 17701 Cowan, Suite 210 Irvine, CA 92614 Telephone: (949) 798-2460 / Fax: (949) 955-9437 MForsythe@goeforlaw.com RBello@goeforlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, Twenty Fifty LLC	FOR COURT USE ONLY
--	--------------------

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: TWENTY FIFTY LLC, Debtor(s).	CASE NO.: 8:23-bk-11778-SC CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/28/2024	Time: 1:30 pm
Location: 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/14/2024

Description of property to be sold:

Real property located at 2050 N. Tustin Ave., Santa Ana, California 92869 (APN: 396-332-07) ("Property")

Terms and conditions of sale:

Property will be sold "as is" without representations or warranties of any kind, expressed or implied, concerning the condition of the Property, the quality of title thereto, or any other matters relating to the Property. Sale is subject to overbidding during the February 28, 2024 sale hearing.

Proposed sale price: \$ 1,275,000.00

Overbid procedure (if any):

Qualified Bidders must bid at least \$1,300,000.00 and then in increments of \$5,000.00 greater than the prior bid.

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

February 28, 2024 at 1:30 p.m.
United States Bankruptcy Court
411 West Fourth Street
Courtroom 5C
Santa Ana, CA 92701

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

Marc C. Forsythe, Esq.
GOE FORSYTHE & HODGES LLP
17701 Cowan, Suite 210
Irvine, CA 92614
T: (949) 798-2460 / F: (949) 955-9437
MForsythe@goeforlaw.com

George Prince
T: (949) 852-1300
gprince@princecommercial.com

Date: 02/07/2024

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:
17701 Cowan, Suite 210, Irvine, CA 92614

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)* 02/07/2024, 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)* 02/07/2024, 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.

☒ 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)* 02/07/2024, 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.

Honorable Scott Clarkson, USBC, 411 West Fourth Street, Santa Ana, CA 92701

☐ 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.

02/07/2024
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

Mailing Information for Case 8:23-bk-11778-SC

Electronic Mail Notice List

The following is the list of **parties** who are currently on the list to receive email notice/service for this case.

- **Reem J Bello** rbello@goeforlaw.com, kmurphy@goeforlaw.com
- **Howard Camhi** hcamhi@mrlp.com,
bankruptcy@mrlp.com;camhihr98234@notify.bestcase.com;wgenovese@mrlp.com;jkissinger@mrlp.com
- **Marc C Forsythe** mcforsythe@goeforlaw.com,
mforsythe@goeforlaw.com;dcyrankowski@goeforlaw.com
- **Michael J Hauser** michael.hauser@usdoj.gov
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov

Twenty Fifty LLC
P.O. Box 3848
Tustin, CA 92781

Teresa Anguizola
1088 N. Cheyenne Street
Orange, CA 92869

United States Trustee

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Cypress Insurance Company
801 S. Figueroa Street
15th Floor
Los Angeles, CA 90017

California Dept. of Fee & Tax Admin
Attn: Bankruptcy Unit
P.O. Box 942879
Sacramento, CA 94279-0001

Clear Recon Corp.
8880 rio San Diego Drive
Suite 725
San Diego, CA 92108

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Elise Assaf
1088 N. Cheyenne St.
Orange, CA 92869

Franchise Tax Board Bankruptcy
Section MS: A-30
P.O. Box 2952
Sacramento, CA 95812-2952

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Internal Revenue Service
Attn: R. Blum MS 4444
290 North D. Street
San Bernardino, CA 92401

Kirsten A. Brown
Manning & Kass, Ellrod, Ramirez...
801 S. Figueroa St., 15th Floor
Los Angeles, CA 90017

National Loan Acquisitions Company
333 Turbine Drive
Rapid City, SD 57703

MUFG Union Bank, N.A.
145 S. College Blvd., Suite #600
Brea, CA 92821

National Liability & Fire Insurance
801 S. Figueroa Street
15th Floor
Los Angeles, CA 90017

Tresp Law, APC
~~Attn: Abraham A. Ames, Esq.~~
~~341 S. Cedros Ave, Suite F~~
~~Santa Ana, CA 92705~~
RTS 09-09-2023 unable to fwd

Oak River Insurance Co.
801 S. Figueroa Street
15th Floor
Los Angeles, CA 90017

Redwood Fire and Casualty Ins. Co.
801 S. Figueroa Street
15th Floor
Los Angeles, CA 90017

Union Bank, N.A.
18300 Von Karman Ave., 1st Floor
Irvine, CA 92612

U.S. Bank, N.A.
425 Walnut Street
Cincinnati, OH 45202

Union Bank, N.A.
~~Attn: Collateral Management~~
~~Com. Real Estate Admin. (VO1-492)~~
~~P.O. Box 30115~~
~~Rapid City, SD 57703~~
RTS 09-21-2023 Unable to fwd

Tresp Law, APC
Attn: Abraham A. Ames, Esq.
341 S Cedros Ave
Ste B.
Solana Beach, CA 92075-1985

Union Bank, N.A.
Collateral Management Dept.
1980 Saturn Street
Attn.: Manager
Monterey Park, CA 91755

Prince Commercial Real Estate Services, Inc.
2601 Main St Ste 540
Irvine, CA 92614

National Loan Acquisitions Company
c/o Howard Camhi
MICHELMAN & ROBINSON
10880 Wilshire Blvd., 19th Floor
Los Angeles, CA 90024

Armory Consulting Company
3943 Irvine Blvd, Ste 253
Irvine, CA 92602