

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Leonard M. Shulman - Bar No. 126349 Melissa Davis Lowe - Bar No. 245521 SHULMAN BASTIAN FRIEDMAN & BUI LLP 100 Spectrum Center Drive, Suite 600 Irvine, California 92618 Telephone: (949) 340-3400 Facsimile: (949) 340-3000 Email: LShulman@shulmanbastian.com MLowe@shulmanbastian.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Richard A. Marshack, Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: VILLA PARK MANSION LLC, Debtor(s).	CASE NO.: 8:23-bk-12204-SC CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 04/30/2024	Time: 11:00 am
Location: U.S. Bankruptcy Court, Courtroom 5C, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 04/16/2024

Description of property to be sold: Real property located at 18462 Villa Drive, Villa Park, California 92861

See attached Sale Motion.

Terms and conditions of sale: See attached Sale Motion

Proposed sale price: \$3,140,000.00

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:

April 30, 2024 at 11:00 a.m.

United States Bankruptcy Court

Courtroom 5C, 411 West Fourth Street

Santa Ana, CA 92701

[Appearance Via Zoom - accessibility information will be provided by the Court in a
ruling prior to the hearing, and direct parties to obtain such accessibility information on

Judge Clarkson's posted hearing calendar which may be viewed online at:

<http://ecf.ciao.cacb.uscourts.gov/CiaoPosted/?iid=SC>

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

Melissa Davis Lowe, Esq.

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Date: 04/09/2024