

F 6004-2.NOTICE.SALE

Overbid procedure (if any):

\$100,000 increments and lead bidder will be selected prior to the auction.

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

Remote Sale hearing date and time:

March 25, 2025 at 11:00 a.m. (PT)

411 W. Fourth Street, Courtroom 5B

Santa Ana, CA 92701

Video/audio web address: <https://cacb.zoomgov.com/j/1619025112>

ZoomGov meeting number: 161 902 5112 Password: 901976

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):

Mark S. Lichtenstein, Esq.

AKERMAN LLP

1251 Avenue of the Americas, 37th Flr.

New York, New York 10020

Tel. No.: (212) 880-3800

E-mail: mark.lichtenstein@akerman.com

Date: 03/21/2025

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:

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)* 03/21/2025, 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)* _____, 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)* 03/21/2025, 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.

☒ 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.

03/21/2025

Evelina Gentry

/s/Evelina Gentry

Date

Printed Name

Signature

In re: Newport Ventures, Inc.

Case No. 8:24-bk-12738-TA

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Queenie K Ng and Kenneth M. Miskin on behalf of U.S. Trustee United States Trustee
queenie.k.ng@usdoj.gov; Kenneth.M.Miskin@usdoj.gov

United States Trustee (SA)
ustpreregion16.sa.ecf@usdoj.gov

Lisa M Peters and Brian J. Wagner on behalf of Creditors Auxilior Capital Partners, Inc.
and NBH Bank lisa.peters@kutakrock.com, marybeth.brukner@kutakrock.com;
brian.wagner@kutakrock.com, mary.clark@kutakrock.com

Lynda T Bui and David I. Swan on behalf of Creditors Committee
lbui@shulmanbastian.com, ecf.filings@shbllp.com, DSwan@hirschlerlaw.com

Monique D Jewett-Brewster and Benjamin C. Struby on behalf of Creditor Del Taco LLC
mjb@lathropgpm.com, natalie.gonzalez@lathropgpm.com,
benjamin.struby@lathropgpm.com

Alan Craig Hochheiser on behalf of Creditor AmTrust North America, Inc. on behalf of
Sequoia Insurance Company ahochheiser@mauricewutscher.com

Donald H Cram, III on behalf of Creditors James R. and Marcia Allegretti Trust and
Victor E. and Betty Mecarelli Trust dhc@severson.com, cas@severson.com

Leib M Lerner on behalf of Creditor McLane Foodservice, Inc.
leib.lerner@alston.com, autodockettest-lax@alston.com; Melanie.mizrahie@alston.com

Melissa Davis Lowe on behalf of Official Committee of Unsecured
Creditors smlowe@shulmanbastian.com, avernon@shulmanbastian.com

Sean A OKeefe on behalf of Creditor ELXE, LLC
sokeefe@okeefelc.com, seanaokeefe@msn.com

Michael L Schlepp on behalf of Creditor Michael AmCap Austin Bluffs, LLC
mschlepp@s-d.com

Jeffrey D Cawdrey on behalf of Creditor Colorado Department of Revenue
jcawdrey@grsm.com, madeyemo@gordonrees.com; asoto@grsm.com;
amatthews@grsm.com

Jenny M.F. Fujii on behalf of Creditor JKP Properties, LLC
jmf@kutnerlaw.com

In re: Newport Ventures, Inc.

Case No. 8:24-bk-12738-TA

David M Goodrich on behalf of Interested Party Colorado Del LLC

dgoodrich@go2.law, kadele@go2.law; dfitzgerald@go2.law; wggllp@ecf.courtdrive.com

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE
TRANSMISSION OR EMAIL** (state method for each person or entity served):

CREDITORS WITH FILED CLAIMS

<u>Priority Mail Express</u> Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346 <u>Federal Express</u> Xcel Energy Attn: Bankruptcy Dept 414 Nicollet Mall Minneapolis, MN 55401 <u>Federal Express</u> Qwest Corporation dba CenturyLink QC c/o Lumen Technologies Group 931 14th Street, 9th Floor Attn – Legal-BKY Denver, CO 80202 <u>Priority Mail Express</u> Black Hills Energy Attn: Bankruptcy P.O. Box 6006 Rapid City, SD 57709 <u>Priority Mail Express</u> Blaze Fire Safety PO BOX 143 Peyton, CO 80831 <u>Federal Express</u> Colorado Comfort Air, LLC 1771 E. 58th Avenue, Unit A Denver, CO 80216	<u>Federal Express</u> City of Brighton Attn: Legal 500 S 4th Avenue Brighton, CO 80601 <u>Federal Express</u> Town of Parker Sales Tax Division 20120 E. Mainstreet Parker, CO 80138 <u>Federal Express</u> Town of Castle Rock Sales Tax Department 100 Wilcox St Castle Rock, CO 80104 <u>Federal Express</u> Adams County Treasurer and Public Trustee 4430 S. Adams County Parkway Suite W1000 Brighton, CO 80601 <u>Federal Express</u> Douglas County Treasurer 100 Third Street, Ste. 120 Castle Rock, CO 80104 <u>Priority Mail Express</u> Arapahoe County Treasurer P O Box 571 Littleton, CO 80160 <u>Federal Express</u> City of Aurora Water c/o Hanosky Hernandez, Sr. Asst. City Atty. 15151 E. Alameda Parkway, Ste. 5300 Aurora, CO 80012
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Federal Express

City of Aurora Tax & Licensing
c/o Hanonsky Hernandez, Sr. Asst. City
Atty.
15151 E. Alameda Parkway, Ste. 5300
Aurora, CO 80012

Federal Express

Colorado Spring Utilities
111 S. Cascade Avenue
Colorado Springs, CO 80903

20 LARGEST UNSECURED

Priority Mail Express

Envysion
P.O. Box 669142
Dallas, TX 75266

Federal Express

Heritage Advisors
150 Bethany Home Rd.
Phoenix, AZ 85014

Federal Express

Hood Builder Inc.
5925 East Evans Avenue, Ste. 217
Denver, CO 80222

Federal Express

Indevia Accounting, Inc.
1001 B Ave., Ste. 217
Coronado, CA 94121

Priority Mail Express

NCR Voyix Corporation
P.O. Box 198775
Atlanta, GA 30384

Priority Mail Express

New Horizon Communications
P.O. Box 981073
Boston, MA 02298

Priority Mail Express

Prudential Overall Supply
P.O. Box 11210
Santa Ana, CA 92711

In re: Newport Ventures, Inc.

Case No. 8:24-bk-12738-TA

LEASE PARTIES

Federal Express

Del Taco LLC
c/o Monique D. Jewett-Brewster, Esq.
LATHROP GPM LLP
70 S. First Street
San Jose CA 95113

Federal Express

SM Delta North LLC
8100 E. Northfield Blvd.
Denver, CO 80238

Federal Express

Nepton Arbab
5125 Renaissance Ave Unit A
San Diego, CA 92122

Federal Express

Asian Center, LLC
c/o Wendy Leung
2993 Greensborough Dr
Highlands Ranch, CO 80129

Federal Express

Elxe LLC
c/o Sean A. O'Keefe, Esq.
OKEEFE & ASSOCIATES LAW
CORPORATION, PC
26 Executive Park, Ste. 250
Irvine, CA 92620

Federal Express

Colorado Dell Holdings, LLC
c/o David M. Goodrich
GOLDEN GOODRICH LLP
3070 Bristol Street, Ste. 640
Costa Mesa, CA 92626

Priority Mail Express

Section 14 Development
c/o Jordan Perlmutter & Co
P.O. Box 480070
Denver, CO 80248

Federal Express

JKP Properties, LLC
c/o Jenny M.F. Fujii, Esq.
Kutner Brinen Dickey Riley, P.C.
1660 Lincoln Street, Suite 1720
Denver, CO 80264

Federal Express

AmCap Austin Bluffs, LLC
c/o Michael L. Schlepp, Esq.
S&D Law
1550 Wewatta Street, Floor 2
Denver, CO 80202

Federal Express

Masini DT LLC
c/o Roger Masini
16341 Parkside Dr.
Parker, CO 80134

Federal Express

Romberg & Sigman, LLC
c/o Greg Romberg
2357 Hearth Dr.
Evergreen, CO 80439

Federal Express

Jim Allegretti
801 43rd Ave.
San Francisco, CA 941212

Federal Express

Victor Mancarelli
15 Haverhill Ct,
Novato, CA 94947

Federal Express

Neolithic LLC
c/o Patrick and Iris Stone
1037 NE 65th St #80427
Seattle, WA 98115

In re: Newport Ventures, Inc.

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<u>Federal Express</u> 570 Bromley, LLC c/o Anil Kumar 7702 Kelty Trail Franktown, CO 80116 <u>Federal Express</u> Jimmy Lee 1948 Commodore Dr. San Jose, CA 95133	<u>Federal Express</u> Jay Zimmerman 873 Ticonderoga Dr. Sunnyvale, CA 94087 <u>Federal Express</u> Benita Zimmerman 1812 Devereaux Drive Burlingame, CA 94010 <u>Federal Express</u> Gary Zimmerman 408 Miramontes Drive Half Moon Bay, CA 94019
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UTILITY CREDITORS

<u>Priority Mail Express</u> Atmos Energy PO BOX 740353 Cincinnati, OH 45274-0353 <u>Priority Mail Express</u> Aurora Water PO BOX 719117 Denver, CO 80271-9117 <u>Federal Express</u> Castle Rock Water 175 Kellog Ct Castle Rock, CO 80109 <u>Priority Mail Express</u> City of Greeley PO BOX 1928 Greeley, CO 80632-1928 <u>Federal Express</u> City of Lakewood Utilities 480 South Allison Parkway Lakewood, CO 80226	<u>Federal Express</u> Green Mountain Water & Sanitation District 13919 W Utah Ave Lakewood, CO 80228 Mood Media 2100 Interstate 35, Ste. 210 Austin, TX 78704 <u>Federal Express</u> Parker Water & Sanitation District 18100 E Woodman Dr Parker, CO 80134-3452 <u>Priority Mail Express</u> Rise Broadband PO BOX 844580, Boston MA 02284-4580 <u>Federal Express</u> St. Vrain Sanitation District 11307 Business Park Circle Firestone, CO 80504-5270
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In re: Newport Ventures, Inc.

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<u>Priority Mail Express</u> Comcast PO BOX 60533 City of Industry, CA 91716-0533 <u>Priority Mail Express</u> CORE Electric Cooperative PO BOX 6437 Carol Stream, IL 60197-6437 <u>Federal Express</u> Denver Water 1600 W. 12 th Avenue Denver, CO 80204. <u>Federal Express</u> Englewood Utilities Department 1000 Englewood Parkway Englewood, CO 80110 <u>Priority Mail Express</u> Grant Water & Sanitation District PO BOX 1239 Evergreen, CO 80437	<u>Federal Express</u> South Adams County Wsd 6595 E 70th Ave Commerce City, CO 80022 <u>Priority Mail Express</u> United Power PO BOX 173703 Denver CO 80217-3703 <u>Priority Mail Express</u> Verizon Business PO BOX 489 Newark, NJ 07101-0489 <u>Priority Mail Express</u> WM Corporate Services Inc. PO BOX 7400 PASADENA, CA 91109-7400 <u>Federal Express</u> Waste Connections of Colorado, Inc. 7770 Palmer Park Blvd Colorado Springs, CO 80951-4605
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