

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address STEVEN T. GUBNER - Bar No. 156593 JESSICA L. BAGDANOV - Bar No. 281020 BG LAW LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: sgubner@bg.law jbagdanov@bg.law <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: HERMANN MUENNICHOW, Debtor(s).	CASE NO.: 1:17-bk-10673-VK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/11/2024	Time: 1:30 pm
Location: Courtroom 301, 21041 Burbank Blvd., Woodland Hills, CA 91367 (via ZoomGov)	

Type of Sale: Public Private **Last date to file objections:** 11/27/2024

Description of property to be sold:
Residential real property located at 38685 Calle De Lobo, Murrieta, California 92562

Terms and conditions of sale: "As-is, where-is" "all faults" sale without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Pursuant to Section 363(i) of the Bankruptcy Code, before the consummation of a sale of the Property, Debtor's former spouse has the right to purchase the Property at the price at which the sale is to be consummated.

Proposed sale price: \$ 1,850,000.00

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): Initial min. overbid \$1,900,000, min. increments of \$20,000 thereafter. Overbid deposit of \$55,500.00 payable via cashier's check to "David Seror, Chapter 7 Trustee" due at or before sale hearing to address in top corner of this notice; overbidders must contact Trustee and his counsel via email by 2 calendar days before hearing and provide evidence of financial ability to close.

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

December 11, 2024 at 1:30 p.m. in Courtroom 301, United States Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367 via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1601155644>

Meeting ID: 160 115 5644

Password: 134499

Telephone: 1-669-254-5252 or 1-646-828-7666

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

Jessica L. Bagdanov
BG LAW LLP
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Tel: (818) 827-9000
Fax: (818) 827-9099
Email: jbagdanov@bg.law

Date: 11/20/2024