

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: SAMBA GROUP, INC., Debtor(s).	CASE NO.: 1:21-bk-10166-VK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/13/2021	Time: 1:30 pm
Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 04/29/2021

Description of property to be sold: that certain Alcoholic Beverage License: On-Sale General Eating Place
License Number 47-478741 (the "License")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$58,000.00 (the "Sales Price")

Proposed sale price: \$ 58,000.00

Overbid procedure (if any): See Attached.

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

Date & Time: May 13, 2021 at 1:30 p.m.

Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

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

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 04/16/2021

OVERBID PROCEDURE

A. Each potential bidder (other than Buyer as defined in the Motion for Order Authorizing Trustee to Sell Liquor License Number 47-478741 Free and Clear of Liens and Interests, Subject to Overbid (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Five Thousand and no/100 Dollars (\$5,000.00) (the "Earnest Money Deposit") made payable to "Nancy Zamora, Chapter 7 Trustee." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement, attached as Exhibit A to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale, with no contingencies, and payment by Highest Bidder of the Closing Costs;

(3) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before the first business day that is at least fifteen (15) days after entry of the order approving the sale (the "Sale Order"), and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(4) attend the Hearing (**via ZoomGov**) to participate in the overbidding; and

B. The initial overbid shall be a total of \$60,000.00, i.e., \$2,000.00 more than the Sales Price of \$58,000.00, and all

1 additional overbids must be made in minimum increments of
2 \$1,000.00 over the last stated overbid made on the record.

3 If highest bidder ("Highest Bidder") fails to close the Sale
4 Escrow on or before the first business day that is at least
5 fifteen (15) days after entry of the Sale Order, Highest Bidder
6 shall forfeit the Earnest Money Deposit and the next highest
7 bidder shall pay the next highest bid to purchase the Real
8 Property within ten business days of written notification,
9 transmitted via facsimile and/or e-mail, of Highest Bidder's
10 default.

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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

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)* 04/16/2021, 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:

United States Trustee: United States Trustee (SV), ustregion16.wh.ecf@usdoj.gov
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com
Debtor's Counsel: Eileen Keusseyan, eileen@keusseyanlaw.com
Creditor's Counsel: Katie E. Hankard, bknotices@zwickerpc.com, bknotices@zwickerpc.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 04/16/2021, 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.

Debtor: Samba Group, Inc., 1000 UNIVERSAL CITYWALK, NO. 101H, UNIVERSAL CITY, CA 91608; Trustee's CPA: Samuel R. Biggs, CPA, SLBIGGS, A Division of SingerLewak, 10960 Wilshire Blvd., 7th FL; Buyer: BLN Partners LLC c/o Nick Lieberman, LiquorLicense.com, 2222 Damon Street, Los Angeles, CA 90021
Escrow: Kim Ables, ABC Escrow, 2222 Damon Street, Los Angeles, CA 90021; CDTFA: Ying Wu, Tax Compliance Specialist, Collections Support Bureau, California Department of Tax and Fee Administration, P.O. Box 942879, Sacramento, CA 92479-0001, MIC 55; Nariné Hovhannisyan, California Department of Tax and Fee Administration, Business Taxes Compliance Specialist, 505 N Brand Blvd Ste 700, Glendale, CA 91203; US Metro Bank: Barry Smith, Esq., Buchalter, 1000 Wilshire Boulevard, Suite 1500, Los Angeles, CA 90017-1730; Landlord NBC/Universal: James E. Till, Esq., LimNexus, LLP, 707 Wilshire Boulevard, 46th Floor, Los Angeles, CA 90017; U.S Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367; Potential overbidders: Jason Kho, AAA LiquorLicenses.com, 15332 Antioch Street, #728,
Pacific Palisades, CA 90272; Art Harris, President, Liquor License Network, Inc., 7801 Folsom Boulevard, Suite 214, Sacramento, CA 95826

☐ 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)* 04/16/2021, 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.

04/16/2021
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature