

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEWIS BRISBOIS BISGAARD & SMITH LLP MARIA L. GARCIA, SBN. 276135 E-Mail: Maria.L.Garcia@lewisbrisbois.com 633 West 5th Street, Suite 4000 Los Angeles, CA 90071 Telephone: 213.250.1800 Facsimile: 213.250.7900 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee [proposed]	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: Immediate Properties, LLC, Debtor(s).	CASE NO.: 1:23-bk-10248-MB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/26/2024	Time: 11:00 am
Location: Courtroom 303, 21041 Burbank Boulevard, Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/12/2024

Description of property to be sold:
Three separate real properties of vacant land being sold separately (see attachment).

Terms and conditions of sale:
The sale of each of the real properties shall each be on an "as-is", "where-is", and "with all faults" basis and with no warranty by or recourse whatsoever to the Seller or Seller's broker(s) and with no contingencies and subject to the terms and conditions of the respective sale agreement which may be obtained from the Chapter 7 Trustee's proposed counsel. The sales are also subject to overbid and this Court's approval.

Proposed sale price: _____ (see attachment)

Overbid procedure (if any):

There is an overbid procedure for each of the real properties being sold (see attachment).

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

The real properties are being sold free and clear of liens or other interests as provided in the sales motion.

Hearing:

Date: March 26, 2024

Time: 11:00 a.m.

Location: Courtroom 303

21041 Burbank Boulevard

Woodland Hills, CA 91367

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

LEWIS BRISBOIS BISGAARD & SMITH LLP

MARIA L. GARCIA, SBN. 276135

E-Mail: Maria.L.Garcia@lewisbrisbois.com

633 West 5th Street, Suite 4000

Los Angeles, CA 90071

Telephone: 213.250.1800

Facsimile: 213.250.7900

Date: 03/04/2024

Attachment to Notice of Sale of Estate Property

1. Description of the property to be sold: Three vacant pieces of land, sold separately, commonly known as:

- (a) Crestline Rd., Valley Center, San Diego, California 92082 (Assessor's Parcel No. 135-053-04-00) (the "Crestline Property"),
 - (b) Flying H. Rd., Borrego Springs, San Diego, California 92004 (Assessor's Parcel No. 198-252-11-00) (the "Flying H. Property"), and
 - (c) Borrego Springs Rd., Borrego Springs, San Diego, California 92004 (Assessor's Parcel No. 198-093-18-00) (the "Borrego Springs Property")
- (the Crestline Property, Flying H. Property, and Borrego Springs Property are collectively referred to as the "Real Properties").

2. Proposed sales price:

- (a) Crestline Property: \$4,500
- (b) Flying H. Property: \$9,000
- (c) Borrego Springs Property: \$7,500

3. Overbid Procedure: Unless otherwise ordered by the Court at the hearing on the sales motion (the "Motion"), the following overbid procedure will be implemented in connection with the sale of each property:

- a. Any party wishing to participate in the overbid process must notify the Trustee's [proposed] counsel of his/her/its intention to do so and evidence of ability to fund and to close the sale no later than three (3) business days before the hearing on the Motion.
- b. The buyer is entitled to overbid. Each party participating in the overbid process (except for the buyer whose earnest money deposit was paid) must remit to the Trustee, prior to the hearing on the Motion, a deposit in the form of a cashier's check or money order made payable to the Trustee, solely in her capacity as Chapter 7 Trustee, in the amount of:

- i. For the Crestline Property, a deposit of \$135
- ii. For the Flying H. Property, a deposit of \$270
- iii. For the Borrego Springs Property, a deposit of \$225

The deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the property per the terms of the proposed sale after entry of an order approving the Motion.

- c. Each party or his/her/its authorized representative (including the buyer) must be present either in-person or remotely via ZoomGov audio and video, free of charge, in order to participate in the overbid process. Specific ZoomGov login details will be provided to any interested party by contacting the Trustee's [proposed] counsel.
- d. Any initial overbid for the property must be in an amount not less than:
 - i. For the Crestline Property, \$4,725 (i.e. \$225 plus the purchase price)
 - ii. For the Flying H. Property, \$9,450 (i.e. \$450 plus the purchase price)
 - iii. For the Borrego Springs Property, \$7,875 (i.e. \$375 plus the purchase price)
- e. Subsequent minimum bid increments shall be set at not less than \$100.00.
- f. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid.
- g. The successful bidder must pay the full amount of the successful bid to the Trustee within fifteen (15) calendar days after the entry of an order granting the Motion. In the event that the buyer is not the successful bidder of the property, the successful bidder shall

then become the buyer under the same terms and conditions as set forth in the respective purchase agreement and shall waive all contingencies regarding the purchase of the property.

h. If the successful bidder cannot deliver the balance of the overbid sale price within fifteen (15) calendar days after the entry of an order granting the Motion, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.

i. In the event the Court enters an order that authorizes the sale to another bidder and the buyer is not a backup bidder, the Trustee shall refund the entire earnest money deposit to the buyer within ten (10) calendar days following entry of such order of the Court. In the event the backup bidder cannot deliver the balance of the overbid sale price within fifteen (15) calendar days after written notice from the Trustee, the backup bidder's deposit shall be non-refundable.

j. In the event the buyer is not the winning bid but is the backup bidder, the Trustee shall refund the entire earnest money deposit to the buyer only if the sale closes to the winning bidder and within ten (10) calendar days following such closing.

4. Any party who wishes to obtain a copy of the Motion and the accompanying documents may submit a written request to the Trustee's [proposed] counsel: LEWIS BRISBOIS BISGAARD & SMITH LLP, Attn. Maria L. Garcia, by mail at 633 West 5th Street, Suite 4000, Los Angeles, California 90071 or e-mail at Maria.L.Garcia@lewisbrisbois.com. A copy of the Motion and the accompanying documents may also be obtained from the Clerk of the Bankruptcy Court.

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:
633 W. 5th Street, Suite 4000, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled (*specify*): **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 March 4, 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:

Russell Clementson: russell.clementson@usdoj.gov
ATTORNEYS FOR CHAPTER 7 TRUSTEE: Maria L Garcia Maria.L.Garcia@lewisbrisbois.com
CHAPTER 7 TRUSTEE: Amy L Goldman (TR) marisol.jaramillo@lewisbrisbois.com,
AGoldman@iq7technology.com;ecf.alert+Goldman@titledxi.com
Michael W. Knapp mknapp@bradley.com, ynicholson@bradley.com
Susan K Seflin sseflin@bg.law
UNITED STATES TRUSTEE (SV): ustpreion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On March 4, 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*) _____, 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.

March 4, 2024 Marion R. Diamond
Date Printed Name

/s/ Marion R. Diamond
Signature

PROOF OF SERVICE
In re Immediate Properties, LLC
Case No. 1:23-bk-10248-MB

2. SERVED BY UNITED STATES MAIL:

DEBTOR

Immediate Properties, LLC
3010 Wilshire Blvd., #304
Los Angeles, CA 90010

OFFICE OF THE UNITED STATES TRUSTEE

United States Trustee (SV)
Attn. Russell Clementson
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

THE HONORABLE MARTIN R. BARASH

United States Bankruptcy Court
Central District of California
21041 Burbank Boulevard, Suite 342
Woodland Hills, CA 91367

TRUSTEE'S BROKER

Coldwell Banker Residential Brokerage Company
Attn. William Friedman, Agent
1608 Montana Ave.
Santa Monica, CA 90403

TRUSTEE'S BROKER

Coldwell Banker Residential Brokerage Company
Attn. Greg Bingham, Agent
840 Newport Center Dr., Suite 100
Newport Beach, CA 92660

BUYER'S BROKER

Coldwell Banker Realty
Attn: Maleny Rodriguez
840 Newport Center Dr., #100
Newport Beach, CA 92660

BUYER'S BROKER

Coldwell Banker Borrego
Attn: Katherine A. King
642 Palm Canyon Dr.
Borrego Springs, CA 92004

BUYER'S BROKER

Century-21 Affiliated
Attn. Sun Hee Kim, Agent
9888 Carmel Mtn. Road, Suite A
San Diego, CA 92129

BUYER

Raquel Ruiz
20382 Dublin Lane
Huntington Beach, CA 92646

BUYER

Benito and Simmy Ramirez
1635 E. Mission Road
Fallbrook, CA 92028

BUYER

Kevin and Jane Woo
7668 Caminito Coromandel
San Diego, CA 92037

INTERESTED PARTIES

San Diego County Treasurer-Tax Collector
P.O. Box 129009
San Diego, CA 92112

San Diego County Treasurer-Tax Collector
Attn: Bk Desk
1600 Pacific Highway, Rm. 162
San Diego, CA 92101

American Surety Company
Attn: Officer, Managing Agent,
or General Agent
P.O. Box 68932
Indianapolis, IN 46268

Montana Bail Bonds, Inc.
Attn: Officer, Managing Agent,
or General Agent, and/or
Rolla Chamsi, Agent
137 N. Hudson Ave., #A
City of Industry, CA 91744

Barbara Parker
11907 Fairford Avenue
Norwalk, CA 90650

Borrego Springs Watermaster
c/o West Yost Associates
23692 Birtcher Drive
Lake Forest, CA 92630

San Diego County Treasurer Tax Collector
1600 Pacific Hwy, Rm 162
Attn: Bk Desk
San Diego, CA 92101

Xavier Mitchell
3010 Wilshire Blvd., #304
Los Angeles, CA 90010

American Surety Company
Attn: Officer, Managing Agent,
or General Agent
250 E. 96th St., Ste. 202
Indianapolis, IN 46240

Montana Bail Bonds, Inc.
c/o Farah Faramarzi, Esq.
Lioness Law Group
4199 Campus Dr., Ste. 550
Irvine, CA 92612

Barbara Parker
2118 Pearwood Ln.
Santa Ana, CA 92705

Borrego Springs Watermaster
c/o Richard, Watson & Gershon
350 S. Grand Ave., 37th Floor
Los Angeles, CA 90071

CREDITORS AND OTHER PARTIES-IN-INTEREST:

Aquamarine Villas
c/o Tricom Management, Inc.
P.O. Box 61328
Phoenix, AZ 85082

Calabasas Projects HOA
14431 Ventura Blvd., #247
Sherman Oaks, CA 91423

Cochise County Property Tax
P.O. Box 1778
Bisbee, AZ 85603

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 95814

Jason W. Estavillo
Estavillo Law Group
426 17th Street, Suite 200
Oakland, CA 94612

FCI Lender Service, Inc.
P.O. Box 27370
Anaheim, CA 92809

LADWP
111 N. Hope St.,
Los Angeles, CA 90012

Law Offices of Michael Jay Berger
9454 Wilshire Blvd., 6th Fl.
Beverly Hills, CA 90212

Nye County Treasurer's Office
101 Radar Rd.
Tonopah, NV 89049

Park Place Finance
7000 N. Mopac, Ste. 200-41
Austin, TX 78731

SoCalGas
P.O. Box 30337
Los Angeles, CA 90030

Brooke Furniture Rental
100 N. Field Dr. Ste. 220
Lake Forest, IL 60045

Calabasas Projects HOA
P.O. Box 97174
Las Vegas, NV 89193-7174

Cochise County Property Tax
1415 Meldoy Lane, Bldg. B
Bisbee, AZ 85603

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Las Virgenes Municipal Water
4232 Las Virgenes Rd.
Calabasas, CA 91302

Los Angeles County Treasurer and Tax
Collector
Attn: Bankruptcy Unit
P.O. Box 54110
Los Angeles, CA 90054-0110

Pacific Aviation Development, LLC
7900 Balboa Blvd., Box 1
Van Nuys, CA 91406

Perennial Freedom, Inc.
263 W. Olive Avenue, #289
Burbank, CA 91502

SL Biggs
10960 Wilshire Blvd., Ste. 1100
Los Angeles, CA 90024

SoCalGas
P.O. Box C
Monterey Park, CA 91754-0932

Sumit Kumar Ghai
20256 Oxnard St.
Woodland Hills, CA 91367

Sumit Ghai
20254 Oxnard
Woodland Hills, CA 91367-5544

Wilmington Savings Fund Society, FSB
c/o New York Mortgage Trust, Inc.
90 Park Avenue, 23rd Floor
New York, NY 10016

Winner Circle Resort
c/o VRI
25510 Commercentre Dr., Ste. 100
Lake Forest, CA 92630

SoCalGas
P.O. Box C
Monterey Park, CA 91756-5111

Solana Beach Plan Owners Assoc
535 S. Highway 101
Solana Beach, CA 92075

Trillium Towers Center (Regus)
6320 Canoga Ave 15th Fl.
Woodland Hills, CA 91367

Wilmington Savings Fund Society, FSB,
not in its individual capacity, but solely as trustee
for Residential Mortgage Aggregation Trust
Attn. Michael Knapp
214 North Tryon Street, Suite 3700
Charlotte, NC 28202