

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: FRANCISCO FEBREGAS (aka Francisco Feliciano Fabregas IV) AND RETZEL G. FEBREGAS (aka Retzel Gacayan Fabregas), Debtor(s).	CASE NO.: 1:23-bk-10671-MB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/26/2024	Time: 11:00 am
Location: Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

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

Description of property to be sold:

Residential real property commonly known as 19825 Leadwell Street, Winnetka, California 91306, identified by Los Angeles County Assessor's Parcel Number 2115-011-026 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$730,000.00 with no contingencies

Proposed sale price: \$ 730,000.00

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: March 26, 2024; Time: 11:00 a.m.; Ctrm. 303, U.S. Bankruptcy Court, 20141 Burbank Blvd., Woodland Hills, CA 91367

In addition to appearing in person, parties in interest (and their counsel) may appear remotely using ZoomGov audio and video.

Date & Time: March 26, 2024 at 11:00 am

Meeting URL: <https://cacb.zoomgov.com/j/1613198832>

Meeting ID: 161 319 8832

Password: 133210

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

Telephone Password: 154404

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: 03/05/2024

OVERBID PROCEDURE

A. Each potential bidder (other than Buyer as defined in the Motion for Order Authorizing Trustee to Sell Real Property Free and Clear of Liens and Interests, Subject to Overbid, and Approving Stipulation by and Between Trustee and Judgment Creditor Novik Regarding Consent for Sale of Real Property Free and Clear of Liens Pursuant 11 U.S.C. §363(f)(2) (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 Thirty Thousand and no/100 Dollars (\$30,000.00) (the "Earnest Money Deposit") made payable to "Studio Escrow." 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;

(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, in person or via ZoomGov video or audio, to participate in the overbidding; and

1 B. The initial overbid shall be a total of \$740,000.00,
2 i.e., \$10,000.00 more than the Sales Price of \$730,000.00, and
3 all additional overbids must be made in minimum increments of
4 \$5,000.00 over the last stated overbid made on the record.

5 If highest bidder ("Highest Bidder") fails to close the Sale
6 Escrow on or before the first business day that is at least
7 fifteen (15) days after entry of the Sale Order, Highest Bidder
8 shall forfeit the Earnest Money Deposit and the next highest
9 bidder shall pay the next highest bid to purchase the Real
10 Property within ten business days of written notification,
11 transmitted via facsimile and/or e-mail, of Highest Bidder's
12 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)* 03/05/2024, 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:

United States Trustee: United States Trustee (SV), ustpregion16.wh.ecf@usdoj.gov; Eryk R Escobar eryk.r.escobar@usdoj.gov; Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com; Debtors' Counsel: Michael D. Kwasigroch, attorneyforlife@aol.com; Debtors' Former Counsel: Stephen L. Burton, steveburtonlaw@aol.com, ellie.burtonlaw@gmail.com; Creditors' Counsel: Kelli M. Brown, kbrown@ghidottiberger.com, bknotifications@ghidottiberger.com, Michelle R. Ghidotti, bknotifications@ghidottiberger.com, gbadmin@ecf.courtdrive.com; Joseph C. Delmotte, ecfcacb@aldridgepate.com, JCD@ecf.inforuptcy.com, jdelmotte@aldridgepate.com; Kirsten Martinez, Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com; Giovanni Orantes, go@gobklaw.com, gorantes@oranteslaw.com, cmh@gobklaw.com, gobklaw@gmail.com, go@ecf.inforuptcy.com; orantesgr89122@notify.bestcase.com; Richard Postiglione, bkecf@friedmanvartolo.com; Kristin A. Zilberstein, Kris.Zilberstein@Padgettlawgroup.com; Jeffrey Randall, JEFFREY.B.RANDALL@BOFA.COM; Lior Katz, lior@katzlaw.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 03/05/2024, 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.

Debtors: Francisco Febregas & Retzel G. Febregas, 8737 Jumilla Ave., Northridge, CA 91324; Tenant: Chelsea, LLC, Attn: Cameron Gacayan, Agent for Service of Process, 19825 Leadwell Street, Winnetka, CA 91306; Trustee's Special counsel: Brad S. Sures, Esq., Law Office of Brad S. Sures, 10803 Gloria Ave, Granada Hills, CA 91344; Trustee's CPA: Samuel R. Biggs, CPA, SLBIGGS, A Division of SingerLewak, 10960 Wilshire Blvd., Suite 1100, Los Angeles, CA 90024; Trustee's Broker: Behnaz Tavakoli, Beverly & Company, 23801 Calabasas Rd., Suite 1029, Calabasas, CA 91302; Title: Michelle Pascual, First American Title, 330 N. Brand Blvd. Suite 1150 Glendale, CA 91203; Escrow: Mihee Chir, Studio Escrow, 23801 Calabasas Rd., Suite 2029, Calabasas, CA 91302; Interested Party: Eva Miller, Licensing Program Manager Woodland Hills South Adult & Senior Care Regional Office Community Care Licensing Division, California Department of Social Services, 21731 Ventura Blvd, Suite 250, M.S. 29-14, Woodland Hills, CA 91364; Proposed Buyer: Morgan Properties Four, LLC, c/o Janette Reimer, First Team Real Estate, 1820 W. Carson Street, #202-285, TorranceCA 90501; U.S Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Martin Barash, U.S. Bankruptcy Court, 21041 Burbank Boule

☒ 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)* 03/05/2024, 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.

03/05/2024
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Additional Service List for Motion

AMIP Management
3020 Old Ranch Parkway, Suite 180
Seal Beach, CA 90740

Chase Records Center
Attn: Correspondence Mail Code LA4-5555
700 Kansas Lane,
Monroe, LA 71203

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Cavalry SPV I, LLC
P.O. Box 4252
Greenwich, CT 06831

Lior Novik, Erick Novik, Michael Novik
c/o Jerry Jen, Esq.
Jen Law Firm, A Professional Corporation
5777 W. Century Blvd. Suite 880
Los Angeles, CA 90045

Absolute Resolutions
Attn: Bankruptcy
8000 Norman Center Dr #350
Bloomington, MN 55437