

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Anthony O. Egbase, Esq. (SBN 181721) A.O.E. Law & Associates, APC 800 W. 1st St., Ste. 400 Los Angeles, CA 90012 Tel: (213)620-7070 Email: info@aoelaw.com</p>		<p>FOR COURT USE ONLY</p>	
<p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor-in-Possession</p>			
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p>			
<p>In re:</p> <p>QUALITY PROPERTIES USA, LLC</p>		<p>CASE NO.: 1:25-bk-10021-MB CHAPTER: 11</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 12/16/2025	Time: 1:30 pm
Location: Courtroom 303 (Hon. Martin R. Barash)21041 Burbank Blvd., Woodland Hills, CA 91367 (or via ZoomGov)	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 12/02/2025

Description of property to be sold:

22128 Burton Street, Canoga Park, CA 91304

Terms and conditions of sale: See attached Notice of Hearing on Motion. Sale Price is \$875,000.00 subject to overbid by Qualified Bidders at the hearing. Initial overbid is \$885,000.00. Subsequent overbids are increments of \$5,000.00. No contingencies.

Proposed sale price: \$ 875,000.00

Overbid procedure (if any): Overbid packages must be received by 12/11/2025 at 9:00 am including (i) written offer of at least \$885,000.00, (ii) satisfactory proof of funds in the highest amount bidder wishes to be qualified to bid, (iii) waiver of all buyer contingencies and further due diligence. See Sale Motion for further details.

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

December 16, 2025 at 1:30 pm

Courtroom 303 (Hon. Martin R. Barash), 21041 Burbank Blvd., Woodland Hills, CA 91367 (or via ZoomGov)

Meeting URL: <https://cacb.zoomgov.com/j/1616387982>

Meeting ID: 161 638 7982

Password: 746045

Telephone: 1 (669) 254 5252 or (646)828 7666

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

Anthony O. Egbase, Counsel for Debtor

A.O.E. Law & Associates, APC

800 W. 1st Street, Suite 400

Los Angeles, CA 90012

Tel: (213) 620-7070; Email: info@aoelaw.com

Date: 11/26/2025

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:

800 W. 1st Street, Suite 400
Los Angeles, CA 90012

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)* _____, 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)* 11/26/2025, 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, Secured Creditors, 20 Largest Unsecured Creditors, and All Interested Parties

No Judge Copy per Court Procedures

☒ 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)* 11/26/2025, 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.

Kamyar Rezaie via Email
Seller Real Estate Broker
Email: krezaie@wembleysinc.com

Armando Avina via Email
Buyer Real Estate Broker
Email: Avina.armando@gmail.com

☐ 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.

11/26/2025
Date

Jose Flores
Printed Name

/s/ Jose Flores
Signature