

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Michael R. Totaro 102229 Totaro & Shanahan P.O. Box 789 Pacific Palisades, CA 90272 (310) 573-0276 (v) (310) 496-1260 (f) ocbkatty@aol.com  <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Debtor</i>	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</b>	
In re:  Gingko Rose Ltd. Partnership       Debtor(s).	CASE NO.: 1:14-bk-13456-VK CHAPTER: 11       <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> November 3 2016	<b>Time:</b> 2:00 p.m.
<b>Location:</b> 21041 Burbank Blvd. Woodland Hills, CA 91317	

**Type of Sale:** ☐ Public ☒ Private **Last date to file objections:** October 20, 2016

**Description of property to be sold:** 801 N. Alvarado Los Angeles, CA 90026  
The legal description of the Property is: "Bellevue Ave Tract SW 65 FT of Lots 2 and 4 and SE 30 FT of SW 65 FT of Lot 8 of Los Angeles, County of Los Angeles, State of California."

**Terms and conditions of sale:**

Sale is all cash, on "as is, where is" basis, without any warranties, representations or contingencies. Sale is subject to court approval and an overbid procedure. Sale is free and clear of all liens, encumbrances and interests. Escrow to close 30 days after escrow receives a certified copy of the order approving the sale.

**Proposed sale price:** \$1,200,000

**Overbid procedure (if any):**

Overbidders to submit purchase agreement with intention to bid min. initial overbid of \$25,000.00, with min. incremental bids thereafter of \$2,000.00. bidders must tender cashier's check for \$30,000 payable to "Gingko Rose Ltd. Partnership" to debtor's counsel and proof of financial ability no later than 5 pm two days prior to the scheduled hearing on 11/3/2016. **If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

November 3, 2016  
2:00p.m.  
Courtroom 301  
21041 Burbank Blvd.  
Woodland Hills CA 91317

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

Bankruptcy Counsel Michael R. Totaro  
Totaro & Shanahan  
P.O. Box 789  
Pacific Palisades, CA 90272  
(310) 573-0276 (v)  
(310) 496-1260 (f)  
ocbkatty@aol.com

Date: 10/6/2016

## 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:

P.O. Box 789, Pacific Palisades, CA 90272

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)* 10/6/2016, 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)* 10/6/2016, 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.

Hon. Victoria S. Kaufman, United States Bankruptcy Judge, 21041 Burbank Blvd. Woodland Hills CA 91317

Gingko Rose Ltd. Partnership, P.O. Box 570554, Tarzana, CA 91357

25 Pesetas; ATTN: Officer, Manager, or General Agent 18375 Ventura Blvd #50 Tarzana, CA 91356

MNW Berendo, LLC; ATTN: Darryl White or Officer Manager, or General Agent 4223 Glencoe Ave Suite B121 Marina Del Rey CA 90292

☒ Service information continued on attached page<sup>+</sup>

**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.

10/6/2016

*Date*

Michael R. Totaro

*Printed Name*

/s/ Michael R. Totaro

*Signature*

1. By Nef

Russell Clementson	russel.clementson@usdoj.gov
Leslie A Cohen	leslie@lesliecohenlaw.com, jamie@lesliecohenlaw.com;
Julie A Esposito	cesarjuliem@yahoo.com, sensberg@aol.com
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Michael N Sofris	michaelsofris@gmail.com, filmlawyer@aol.com
Michael R Totaro	Ocbkatty@aol.com
United States Trustee	ustpreregion16.wh.ecf@usdoj.gov

2. By Mail

City of Los Angeles, Financial Service Division, 201 N Figueroa St., 9<sup>th</sup> Flr., Los Angeles, CA 90012

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

San Martin Escrow, Attn. Cari Bravo, 11428 Paramount Blvd., Downey, CA 90241

703 LLC, c/o Todd Peterson, P.O.Box 127, Seal Beach, CA 90740

Barbara Darwish, 19528 Ventura Blvd., #184, Tarzana, CA 91356

Broadfoot, Kuller, Miltz, Park Binswager, 1143 N. Fuller Ave., Los Angeles, CA 90046

Clifford, Nijm, 822 N. Fuller Ave., Los Angeles, CA 90046

Deborah Sweeney, My Corporation Business Services, 23585 Calabasas Rd., Ste 102, Calabasas, CA 91302

Department of Building and Safety, 201 N. Figueroa St., Los Angeles, CA 90012

Eden Darwish, 5127 Avenida Hacienda, Tarzana, CA 91356\

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

Ward Marmer, 2335 Teviot St., Los Angeles, CA 90039

Internal Revenue Service, 300 N. Los Angeles St., M/S 5022, Los Angeles, CA 90012

Jennifer Ricciardi, 822 N Fuller Ave., Los Angeles, CA 90026

Jon M. Ichinaga, Esq., Dept. Fair Employment and Housing, 2218 Kausen Dr., St. 100, Elk Grove, CA 95758,

Lawrence Hummer, Esq., 2121 Wilshire Blvd., Ste 600, Los Angeles, CA 90025

Lipton, Louiem Litwin, Schauerma, 4203 Sunset Dr., Los Angeles, CA 90026

Lisa Rosenthal, Es., 21601 Vanowen St., Ste 208, Canoga park, CA 91303

1 Logerum LLC, P.O. Box 570554, Tarzana, CA 91357  
2 Malek, Byren, Riegel, Emeka, 801 N. Alvarado St., Los Angeles, CA 90026  
3 Gardella Meza, 2337 Teviot St., Los Angeles, CA 90039  
4 Michael ad Nicole Terenosky, 1363 Lucille Ave, Los Angeles, CA 90026  
5 Nede management, P.O. Box 570541, Tarzana, CA 91357  
6 Nora "Normee" Darwish, P.O. Box 57511, Tarzana, CA 91357  
7 Roy G. Weatherup, Esq. Lewis Brisbois Bisgaard & Smith, 221 N Figueroa St., Ste 1200, Los  
8 Angeles, CA 90012  
9 Saines, Sund, Nissen and hayes, 1141 N. Fuller Ave., Los Angeles, CA 90026  
10 San Miguel Archangel, 801 N. Alvarado St., Los Angeles, CA 90026  
11 Wells Fargo Bank, P.O. Box 54349, Los Angeles, CA 90054  
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