

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Robyn B. Sokol (State Bar No. 159506) Leech Tishman Fuscaldo & Lampl, Inc. 200 S. Los Robles Avenue, Suite 300 Pasadena, CA 91101 Telephone: (626) 796-4000 Fax: (626) 795-6321 Email: rsokol@leechtishman.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Counsel for Elissa D. Miller, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: Mark Abbey Slotkin, Debtor(s).	CASE NO.: 2:20-bk-12042-BB CHAPTER: 7 <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div>
Sale Date: August 30, 2023	Time: 10:00 a.m.
Location: Roybal Federal Building 255 E. Temple Street, Los Angeles, CA Courtroom 1539 ZOOM or Personal Appearance *Check tentative ruling morning of the day before hearing for instructions*	

Type of Sale: Public Private **Last date to file objections:** August 16, 2023

Description of property to be sold:

Real property commonly known as at 14257 Chandler Boulevard, Sherman Oaks, California (APN 2245-024-036) as more fully described in the Motion for Sale on file with the Court.

Terms and conditions of sale:

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Motion for Sale on file with the Court. A copy of the Motion can be obtained from the Trustee or her counsel by written request.

Sale subject to overbid – see below

Proposed sale price: \$3,100,000.00

Overbid procedure (if any):

The following is a summary – See Motion for full recitation of terms.

First overbid to be no less than \$3,125,000.00 cash with subsequent overbids to be made in increments of no less than \$10,000.00; a deposit of \$225,000 by cashier's check and proof of available funds to close escrow and agreement to be bound by Purchase Agreement to Trustee at 333 South Grand Ave., Suite 3400, Los Angeles, CA 90071 by 12:00 noon on August 29, 2023; no contingencies.

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

August 30, 2023 at 10:00 a.m.
Courtroom 1539
255 E. Temple Street
Los Angeles, CA 90012

Hearing to be held by Zoom or in Person. Qualified overbidders should contact counsel for Trustee or the Trustee for information the afternoon on the day prior to the hearing. All appearing overbidders must be registered with the court by 12:00 p.m. day prior to hearing

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

ROBYN B. SOKOL - Bar No. 159506
LEECH TISHMAN FUSCALDO & LAMPL, INC.
200 S. Los Robles Avenue, Suite 300
Pasadena, California 91101
Telephone: (626) 796-4000
E-mail: rsokol@leechtishman.com

Counsel for Elissa D. Miller, Chapter 7 Trustee

Elissa D. Miller, Chapter 7 Trustee
emiller@sulmeyerlaw.com
333 South Grand Avenue, Suite 3400
Los Angeles, CA 90071
Telephone: 213-626-2311

Date: August 9, 2023

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:
200 S. Los Robles Avenue, Suite 300, Pasadena, CA 91101.

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 **August 9, 2023**, 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:

- Chad L Butler caecf@tblaw.com
- Jon H Freis jon@jhflaw.net
- David M Goodrich dgoodrich@go2.law,
kadele@go2.law;dfitzgerald@go2.law;wggllp@ecf.courtdrive.com
- Steven T Gubner sgubner@bg.law, ecf@bg.law
- Sonja Hourany sonja.hourany@quinngroup.net,
kadele@wgllp.com;lbracken@wgllp.com;shourany@ecf.courtdrive.com
- Sheryl K Ith sith@cookseylaw.com
- Gregory K Jones gjones@stradlinglaw.com, smjohnson@sycr.com;smjohnson@stradlinglaw.com
- David B Lally davidlallylaw@gmail.com
- Ian Landsberg ilandsberg@sklarkirsh.com,
lksaist@sklarkirsh.com;yalarcon@sklarkirsh.com;mmadden@sklarkirsh.com;ilandsberg@ecf.inforuptcy.com;kfrazier@sklarkirsh.com;mduran@sklarkirsh.com
- Wendy A Loo wendy.loo-smart@lacity.org
- Michael J Mandelbrot mandelbrot@asbestoslegalcenter.org, mjmandelbrot@yahoo.com
- Elissa Miller elissa.miller@gmlaw.com, emillersk@ecf.courtdrive.com;cheryl.caldwell@gmlaw.com
- Elissa Miller (TR) CA71@ecfcbis.com,
MillerTrustee@gmlaw.com;C124@ecfcbis.com;cheryl.caldwell@gmlaw.com;cheryl.caldwell@ecf.courtdrive.com
- Hamid R Rafatjoo hrafatjoo@raineslaw.com, bclark@raineslaw.com
- Jeremy H Rothstein jrothstein@gblawllp.com, msingleman@gblawllp.com;rsoll@gblawllp.com
- Lovee D Sarenas lovee.sarenas@dinsmore.com, katrice.ortiz@dinsmore.com
- Allan D Sarver ADS@asarverlaw.com
- Robyn B Sokol rsokol@leechtishman.com,
rsokol@leechtishman.com;lmoaya@leechtishman.com;dmulvaney@leechtishman.com;kgutierrez@leechtishman.com;NArango@LeechTishman.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Thomas B Ure tom@urelawfirm.com, urelawfirm@jubileebk.net;tom@ecf.courtdrive.com
- Michael A Wallin mwallin@wallinrussell.com
- Jennifer H Wang jwang@cookseylaw.com, jwang@ecf.courtdrive.com
- Jessica Wellington jwellington@bg.law, ecf@bg.law

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **August 9, 2023**, 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.

Honorable Sheri Bluebond
United States Bankruptcy Court
Central District of California
255 E. Temple Street, Suite 1534
Los Angeles, CA 90012

Mark Slotkin
7111 Santa Monica Blvd., Suite B
P.O. Box 401
West Hollywood, CA 90046-3458

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.

August 9, 2023
Date

Lydia Moya
Printed Name

/s/ Lydia Moya
Signature