

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ARTURO M. CISNEROS, #120494 NATHAN F. SMITH, #264635 MALCOLM ♦ CISNEROS, A Law Corporation 2112 Business Center Drive Irvine, CA 92612 Phone: (949) 252-9400 Fax: (949) 252-1032 Email: arturo@mclaw.org; nathan@mclaw.org</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Mark M. Sharf</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
 CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: VISION ADELANTE</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 2:21-bk-18528-WB CHAPTER: 7</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 04/20/2023	Time: 2:00 pm
Location: 255 East Temple Street, Los Angeles CA 90012, Via Zoom Teleconference	

Type of Sale: Public Private **Last date to file objections:** 04/06/2023

Description of property to be sold:
 1945 N. Summit Avenue, Pasadena CA 91103
 [APN: 5837-003-013]

Terms and conditions of sale:
 "As is - where as"; Closing shall close as quickly as possible but not later than 30 days after entry of a Bankruptcy Court order approving the sale; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

Proposed sale price: \$ 1,100,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

See attached Proposed Bidding Procedures

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

Hearing Date: April 20, 2023

Time: 2:00 pm

Place: Via Zoom Teleconference

U.S. Bankruptcy Court

255 East Temple Street

Los Angeles CA 90012

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

Laura Davis

RE/MAX Estate Properties

7131 Manchester Blvd

Los Angeles CA 900453

telephone: 310-490-0474

e-mail: Laurad4homes@Gmail.com

Date: 03/30/2023

PROPOSED BIDDING PROCEDURES

The Trustee requests that the Court approve the following overbid procedure:

- a. Only Qualified Bidders may submit an overbid. A "Qualified Bidder" is one who provides a financial statement, credit report, and such business and banking references as are required in Trustee's reasonable discretion, sufficient to assure Trustee of the bidder's ability (based on availability of financing, experience or other conditions) to consummate the purchase of the Property, and one who can consummate the purchase of the Property on the same terms and conditions, other than price, as those proposed in the Offer.
- b. Each bid must be received by Trustee and his counsel no later than 2 business days prior to the hearing.
- c. The initial overbid must exceed the Offer by a minimum of \$20,000. Here, the first overbid must be at least \$1,120,000. Each subsequent bid must then be in increments of at least \$5,000. For instance, the first subsequent bid must be at least \$1,125,000.
- d. Each bid must be non-contingent, and on the same terms and conditions, other than price, as those proposed in the Purchase Agreement.
- e. Each bidder must match all terms and conditions of the Offer. Thus, an "earnest money" deposit of at least \$33,000 must be made. Said deposit must be received by A&A Escrow at 15250 Ventura Blvd, #715, Sherman Oaks, California 91403 by no later than 2 business days prior to the hearing. Said deposit must be in the form of a cashier's check or certified check.
- f. Should a bidder fail to qualify for financing or timely close escrow, the \$33,000 deposit is non-refundable. However, in the event that an overbidder becomes the successful purchaser, Buyer's deposit will be returned to Buyer.
- g. In the event there are no overbids received by Trustee, Buyer shall, subject to Court approval, be deemed the successful bidder, and the Estate's right, title and interest in the Property shall be sold to Buyer for the sum of \$1,100,000, as is, where is, without representations or warranties.

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:
2112 Business Center Drive, 2nd Floor, Irvine, CA 92612

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)* 03/30/2023, 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:

OFFICE OF THE U.S. TRUSTEE: United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
CHAPTER 7 TRUSTEE: Mark M Sharf (TR) mark@sharflaw.com, C188@ecfcbis.com;sharf1000@gmail.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 03/30/2023, 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.

~~DEBTOR: Vision Adelante, 1267 Sartori Ave, Torrance, CA 90501~~
01/20/2023 – Return to sender, not mail receptacle unable to forward

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.

03/30/2023
Date

Diep Quach
Printed Name

/s/ Diep Quach
Signature

SECTION 1 CONT:

NOTICE: Arturo Cisneros arturo@mclaw.org, CACD_ECF@mclaw.org
NOTICE: Gloria D Cordova gdc@gcordovalaw.com, jcs@gcordovalaw.com; ssg@gcordovalaw.com
NOTICE: Sheila Esmaili selaw@bankruptcyhelpa.com
NOTICE: M. Jonathan Hayes jhayes@rhmfir.com, roksana@rhmfir.com; matt@rhmfir.com;
rosario@rhmfir.com; sloan@rhmfir.com; priscilla@rhmfir.com; rebeca@rhmfir.com;
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cvalenzuela@mclaw.org
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NOTICE: Edward T Weber ed@eweberlegal.com
NOTICE: Reilly D Wilkinson rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com
NOTICE: Kristin A Zilberstein Kris.Zilberstein@Padgettlawgroup.com, BKecf@padgettlawgroup.com;
Kris.Zilberstein@ecf.courtdrive.com

SECTION 2 CONT:

NOTICE: The Law Offices of Sheila Esmaili, 11601 Wilshire Blvd. Ste 500, Los Angeles, CA 90025
NOTICE: PM Lender Financial Services LLC, c/o Superior Loan Servicing, 7525 Topanga Canyon Blvd.
Canoga Park, CA 91303
NOTICE: Los Angeles County Treasurer And Tax Collector, Attn: Bankruptcy Unit, Po Box 54110 Los
Angeles CA 90054-0110
NOTICE: Hazel Ortega, c/o Brett Ramsaur, Esq., 27075 Cabot Road Suite 110 Laguna Hills, CA 92653
NOTICE: Laura Davis, RE/MAX Estate Properties, 7131 Manchester Blvd, Los Angeles CA 90045
NOTICE: Calle Chihuahua 3 LLC, New Star Consulting, 18261 West Tacoma Road, Goodyear AZ
85338