

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>David B. Shemano (State Bar No. 176020) dshemano@shemanolaw.com SHEMANOLAW 1801 Century Park East, Suite 2500 Los Angeles, CA 90067 Telephone: (310) 492-5033</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>JEFFERSON LA BREA D&J PROPERTIES, LLC,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:22-bk-14481-VZ CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 11/19/2024</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom 1368, 255 E. Temple Street, Los Angeles, CA</p>	

Type of Sale: Public Private **Last date to file objections:** 11/05/2024

Description of property to be sold:
Real property located at 5112-5118 W. Jefferson Blvd., Los Angeles, 3409-3421 S. La Brea Avenue, Los Angeles, and 3416-3416 ½ S. Orange Drive, Los Angeles

Terms and conditions of sale:
Terms are set forth in the Sale Motion [Doc 323] and Notice of Hearing [Doc 326]. In summary, the sale is "AS IS" without warranties of any kind, expressed or implied, being given by the Debtor, concerning the condition of the Property or the quality of the title thereto, or any other matters relating to the Property, except that the Debtor has represented that the lease terms for all leases has expired and the current tenants are renting on a month to month basis.

Proposed sale price: \$ 5,650,000.00

Overbid procedure (if any): Bidding procedures are set forth in the Sale Motion and Notice of Hearing. In summary, overbids of not less than \$5,850,000 must be submitted to Debtor's counsel by November 15, 2024, accompanied by \$200,000 in certified funds and evidence of ability to consummate the overbid.

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

Hearing Date and Time: November 19, 2024, at 11:00 a.m.

Hearing Place: U.S. Bankruptcy Court,
Courtroom 1368
255 East Temple Street
Los Angeles, CA 90012

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

Sam Shakerchi
Compass Commercial – Beverly Hills
Telephone: (310) 525-0872
Email: samshakerchi@gmail.com;
sam.shakerchi@compass.com

Date: 10/05/2024

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

SHEMANOLAW
1801 Century Park East, Suite 2500
Los Angeles, CA 90067.

A true and correct copy of the foregoing document **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 October 5, 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 address stated below:

- Paul Brent snb300@aol.com
- Jon H Freis jon@jhflaw.net
- Kelly L Morrison kelly.l.morrison@usdoj.gov
- David L Prince dlp@redchamber.com
- David B Shemano dshemano@shemanolaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On _____, 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.

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.

October 5, 2024
Date

David B. Shemano
Printed Name

/s David B. Shemano
Signature