

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Howard M. Ehrenberg (CA Bar No. 125527) howard.ehrenberg@gmlaw.com Steve Burnell (CA Bar No. 286557) steve.burnell@gmlaw.com GREENSPOON MARDER LLP 1875 Century Park East, Suite 1900 Los Angeles, California 90067 Telephone: 213.626.2311 Facsimile: 954.771.9264 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Elissa D. Miller, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: JUE SHEN Debtor(s).	CASE NO.: 2:23-bk-13084-SK CHAPTER: 7 <p style="text-align: center;">AMENDED NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 03/13/2024	Time: 9:00 am
Location: U.S. Bankruptcy Court, Courtroom 1575, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 02/28/2024

Description of property to be sold:

The bankruptcy estate's rights, title and interest in the vacant land located at 16160 Chella Avenue, Hacienda Heights, CA 91745, APN 8241-013-023 ("Property").

Terms and conditions of sale: Buyers- Michael and Jocelyn Thav. Deposit of \$10,000.00 received by Trustee. The Property is being sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations, express or implied, of any kind. The Property will be sold free and clear of all interests, including all liens, claims, and encumbrances other than liens for unpaid future property taxes. Trustee also seeks an order deeming Buyers to be good-faith purchasers under 11 U.S.C. § 363(m), and waiving the fourteen (14) day stay prescribed by FRBP 6004(h)

Proposed sale price: \$ 202,000.00

Overbid procedure (if any): Deadline to qualify as overbidder: 12:00pm on March 12, 2024.

Initial overbid amount: \$212,000.00. Subsequent overbids shall be in increments of not less than \$5,000.00. Overbidder to deposit \$12,000.00 with Trustee in certified funds, and evidence of ability to close. Closing within 7 cal. days after hearing. There may be a backup bidder. Trustee holds discretion to modify these procedrues as she deems necessary.

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

Sale Hearing:

March 13, 2024

9:00 a.m.

U.S. Bankruptcy Court

Courtroom 1575

255 E. Temple Street

Los Angeles, CA 90012

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

Trustee's proposed general bankruptcy counsel:

Greenspoon Marder LLP

Attn: Steve Burnell, Esq.,

1875 Century Park East, Suite 1900,

Los Angeles, California 90067

Telephone number (213) 626-2311

Facsimile number (213) 629-4520

Email: steve.burnell@gmlaw.com.

Date: 02/22/2024

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:
1875 Century Park East, Suite 1900, Los Angeles, California 90067

A true and correct copy of the foregoing document entitled: **AMENDED 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)* February 22, 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 addresses stated below:

Steve Burnell on behalf of Trustee Elissa Miller (TR)
Steve.Burnell@gmlaw.com,
sburnell@ecf.courtdrive.com;sburnell@ecf.inforupty.com;cheryl.caldwell@gmlaw.com;denise.walker@gmlaw.com

Brian D Huben on behalf of Creditor Santa Anita Shoppingtown LP
hubenb@ballardspahr.com, carolod@ballardspahr.com

Jonathan J. Lo on behalf of Debtor Jue Shen
bankruptcy@lolollp.com, jonathan@lolollp.com

Elissa Miller (TR)
CA71@ecfcbis.com,
MillerTrustee@gmlaw.com;C124@ecfcbis.com;cheryl.caldwell@gmlaw.com;cheryl.caldwell@ecf.courtdrive.com

Arvind Nath Rawal on behalf of Creditor Capital One Auto Finance, a division of Capital One, N.A., c/o AIS Portfolio Services, LLC
arawal@aisinfo.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* February 22, 2024, 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.

The Honorable Sandra R. Klein
U.S. Bankruptcy Court
Roybal Federal Building
255 E. Temple Street, Suite 1582
Los Angeles, CA 90012

Debtor
Jue Shen
1236 India Summer Avenue
La Puente, CA 91744

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

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

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.

02/22/2024

Denise Walker

/s/ Denise Walker

Date

Printed Name

Signature

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

ADDITIONAL SERVICE INFORMATION (if needed):

2. SERVED BY U.S. MAIL

Creditors:

Capital One Auto Finance, a division of Capi
4515 N Santa Fe Ave. Dept. APS
Oklahoma City, OK 73118-7901

Santa Anita Shoppingtown LP
c/o Brian D. Huben, Esq.
Ballard Spahr LLP
2029 Century Park East, Suite 1400
Los Angeles, CA 90067-2915

American Express
PO Box 981537
El Paso, TX 79998-1537

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

Bank of America
PO Box 982238
El Paso, TX 79998-2238

Capital One Auto Finance
PO Box 259407
Plano, TX 75025-9407

Culver City Mall LLC
c/o Cypress LLP
11111 Santa Monica Blvd., Suite 500
Los Angeles, CA 90025-3339

Citibank, N.A.
c/o Quantum3 Group LLC
PO Box 280
Kirkland, WA 98083-0280

Culver City Mall LLC
6000 Sepulveda Blvd., Suite 2820
Culver City, CA 90230-6456

Culver City Mall LLC
c/o Brian D. Huben, Esq.
Ballard Spahr LLP
2029 Century Park East, Suite 1400
Los Angeles, CA 90067-2915

Macy Credit Card
151 West 34th Street
New York, NY 10001-2101

Mercedes-Benz Financial Services
13650 Heritage Valley Parkway
Fort Worth, TX 76177

Sherman Oaks Fashion Associates
c/o Cypress LLP
11111 Santa Monica Blvd., Suite 500
Los Angeles, CA 90025-3339

Sherman Oaks Fashion Associates
14006 Riverside Drive, Suite 17
Sherman Oaks, CA 91423-1944

Sherman Oaks Fashion Associates LP
c/o Brian D. Huben, Esq.
Ballard Spahr LLP
2029 Century Park East, Suite 1400
Los Angeles, CA 90067-2915

Target Card Services
PO Box 9491
Minneapolis, MN 55440-9491

TD Bank USA/TARGETCREDIT
PO BOX 673
Minneapolis, MN 55440-0673

Valencia Town Center Venture
c/o Cypress LLP
11111 Santa Monica Blvd., Suite 500
Los Angeles, CA 90025-3339

Valencia Town Center Venture, L.P.
24201 West Valencia Blvd., #150
Valencia, CA 91355-0854

Valencia Town Center Venture, L.P.
c/o Brian D. Huben, Esq.
Ballard Spahr LLP
2029 Century Park East, Suite 1400
Los Angeles, CA 90067-2915