

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Eric Bensamochan, Esq. SBN 255482 THE BENSAMOCHAN LAW FIRM, INC. 9025 Wilshire Blvd. Suite 215 Beverly Hills, CA 90211 Phone: 818-574-5740 Fax: 818-230-1931 Email: eric@eblawfirm.us <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor-in-Possession	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: Maria Elizabeth Montero Leon Debtor(s).	CASE NO.: 2:23-bk-18404-WB CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 07/11/2024	Time: 10:00 am
Location: 255 E Temple St., Los Angeles, CA 90012, Courtroom 1375	

Type of Sale: Public Private **Last date to file objections:** _____

Description of property to be sold:

The estate's interest in the real property commonly known as 631 North Hillcrest, Beverly Hills, CA 90210 APN: 4341-011-017 (the "Property")

Terms and conditions of sale: The sale is as is, where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C §§ 363(b) and (f). 4% broker's commission.

Proposed sale price: \$ 8,000,000.00 _____

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 Exhibit "A"

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

Date & Time: July 11, 2024 at 10:00 AM

Location: United States Bankruptcy Court
255 E Temple Street
Los Angeles, CA 90012

Courtroom: 1375

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

Eric Bensamochan
THE BENSAMOCHAN LAW FIRM, INC.
9025 Wilshire Blvd. Suite 215
Beverly Hills, CA 90211
Telephone: 818-574-5740
Fax: 818-230-1931
Email: eric@eblawfirm.us

Date: 07/11/2024

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:
9025 Wilshire Blvd. Suite 215, Beverly Hills, CA 90211

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)* 06/24/2024, 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:

United States Trustee (LA): ustpregion16.la.ecf@usdoj.gov	Hatty K Yip: hatty.yip@usdoj.gov
Alan W Forsley: alan.forsley@flpllp.com	Jennifer C Wong: bknotice@mccarthyholthus.com
Ori S Blumenfeld: oblumenfeld@lakklawyers.com	Eric Bensamochan: eric@eblawfirm.us

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/24/2024, 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.

Hon. Julia W. Brand	Guillermo Montero	Guillermo Montero
United States Bankruptcy Court	P.O. Box 17281	631 N Hillcrest Rd.
255 E. Temple Street, Suite 1382 / Courtroom 1375	Beverly Hills, CA 90209	Beverly Hills, CA 90210
Los Angeles, CA 90012		

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)* 06/24/2024, 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.

Guillermo MOntero: gmontero@msn.com / gam@peck-jones.com

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.

06/24/2024
Date

Paulina Buitron
Printed Name

/s/Paulina Buitron
Signature