

| | |
|---|---|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address KEITH PATRICK BANNER (SBN 259502) KBanner@GreenbergGlusker.com GREENBERG GLUSKER FIELDS CLAMAN & MACHTINGER LLP 2049 Century Park East, Ste. 2600 Los Angeles, California 90067 Telephone: 310.553.3610 Fax: 310.553.0687 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee | FOR COURT USE ONLY |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION | |
| In re: GREGORY A. PEPLIN Debtor(s). | CASE NO.: 2:24-bk-13645-DS CHAPTER: 7 <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p> |
| Sale Date: September 17, 2024 | Time: 1:00 p.m. |
| Location: Courtroom 1639, 255 East Temple Street, Los Angeles, CA 90012 | |

Type of Sale: Public Private **Last date to file objections:** September 3, 2024

Description of property to be sold:
 1429 Vía Sevilla, La Verne, California 91750, APN 8664-036-030 (the "Property")

Terms and conditions of sale:
 The Chapter 7 Trustee proposes to sell the Property free and clear of liens, claims and interests to Max Valencia and Edith Valencia (collectively, "Buyer") in accordance with the Counter-Offer executed by and between the Trustee on behalf of the bankruptcy estate and Buyer (the "Purchase Agreement") a copy of which is attached as Exhibit 1 to the Motion.



Proposed sale price: \$1,360,000

Overbid procedure (if any):

By the Motion, the Trustee has proposed the following overbid procedures:

- 1) First, at least three business days prior to the hearing on the Motion (the "Sale Hearing"), potential over-bidders must provide a deposit of \$40,000 (the "Required Deposit") in the form of a cashier's check payable to "Jason M. Rund, Chapter 7 Trustee,"*
- 2) Second, at least three business days prior to the Sale Hearing, potential over-bidders must provide evidence of their ability to close (e.g., a current bank statement or pre-approval letter) acceptable to the Trustee in the Trustee's sole discretion.*
- 3) Third, prior to or at the Sale Hearing, potential over-bidders must execute an affirmation of their agreement to be bound by the terms of the Purchase Agreement, and waive all contingencies of any kind.*
- 4) Fourth, any initial overbid must be no less than \$1,370,000 and bidding increments thereafter shall be no less than \$5,000.*
- 5) Fifth, any winning over-bidder will be entitled to the \$15,000 credit towards non reoccurring closing costs agreed to with Buyer under the Purchase Agreement.*
- 6) Sixth, any winning over-bidder's Required Deposit shall be forfeited and paid to the bankruptcy estate if the over-bidder is the winning bidder and fails to close.*
- 7) Seventh, any bidder not declared the winning bidder may request at the Sale Hearing to be irrevocably designated as a back-up bidder in the amount of their last and highest bid; and, if so designated by the Court, their Required Deposit will be held and shall be forfeited to the bankruptcy estate if the backup bidder is subsequently deemed by the Trustee to be the winning bidder and they fail to close the sale.*

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

Date: September 17, 2024

Time: 1:00 p.m.

*Place: Courtroom 1639
255 East Temple Street
Los Angeles, CA 90012*

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

*Keith Patrick Banner, Esq.
GREENBERG GLUSKER FIELDS CLAMAN
& MACHTINGER LLP
2049 Century Park East, Ste. 2600
Los Angeles, California 90067-4590
Telephone: 310.553.3610
Facsimile: 310.553.0687
Email: kbanner@GreenbergGlusker.com*

Date: 08/23/2024

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: 2049 Century Park East, Suite 2600, Los Angeles, CA 90067.

A true and correct copy of the foregoing document entitled (specify): **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) August 23, 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:

- Keith Patrick Banner kbanner@greenbergglusker.com, calendar@greenbergglusker.com;cmillerwatkins@greenbergglusker.com
- Christopher Beyer cab@replevin.com, ecf@writofseizure.com
- Samuel Mushegh Boyamian samuel@marguliesfaithlaw.com, Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com;Amber@MarguliesFaithLaw.com
- Alex Darcy adarcy@darcydevassy.com, rwoolley@darcydevassy.com;smccarthy@darcydevassy.com
- Jeremy Faith Jeremy@MarguliesFaithlaw.com, Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com;Amber@MarguliesFaithLaw.com
- Nicolino Iezza niezza@spiwakandiezza.com
- Noreen A Madoyan Noreen.Madoyan@usdoj.gov
- Craig G Margulies Craig@MarguliesFaithlaw.com, Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com;Amber@MarguliesFaithLaw.com
- David W. Meadows david@davidwmeadowslaw.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.axosfs.com
- Joshua L Scheer jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com
- James R Selth jselth@wztslaw.com, jselth@yahoo.com,maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Mandy Youngblood csbk@gmfinancial.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) _____, 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.

08/23/2024
Date

Cynthia Miller Watkins
Printed Name

/s/ Cynthia Miller Watkins
Signature