

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Elissa D. Miller <i>elissa.miller@gmlaw.com</i> <b>GREENSPOON MARDER LLP</b> 1875 Century Park East, Suite 1900 Los Angeles, California 90067 Telephone: 213.626.2311 Facsimile: 954.771.9264  <input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Sam S. Leslie, Chapter 7 Trustee</i>	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  RAC Development, Inc.         Debtor(s).	CASE NO.: 2:24-bk-13735-DS  CHAPTER: 7   <p style="text-align: center;"><b>(AMENDED)</b> <b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
<b>Sale Date:</b> November 7, 2024	Time: 1:00 pm.
<b>Location:</b> Roybal Federal Building 255 E. Temple Street, Los Angeles, CA Courtroom 1639	

**Type of Sale:**  Public  Private      **Last date to file objections:** 10/24/2024

**Description of property to be sold:**

Real property commonly known as residential triplex located 1117 Seal Way, Seal Beach, Ca 90740 (APN 19907109)

**Terms and conditions of sale:**

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Motion to Approve Sale on file with the Court. Motion available by email request to Trustee's counsel.

Sale subject to overbid – see below

**Proposed sale price:** \$4,150,000



**Overbid procedure (if any):**

The following is a summary – See Motion for full recitation of terms.

First overbid to be no less than \$4,175,000 with subsequent overbids of no less than \$10,000; deposit of 3% of first minimum overbid non-refundable if bid is accepted and approved by Court; no contingencies. Deposit, of \$125,500 by cashier's checks or wire transfer and proof of available funds to close escrow and agreement to be bound by purchase agreement to be delivered to Trustee c/o Elissa D. Miller, Greenspoon Marder, 1875 Century Park East, Suite 1900, Los Angeles, CA 90067 by 3:00 p.m. on November 5, 2024.

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

November 7, 2024, 1:00 p.m..  
Courtroom 1639  
255 E. Temple Street  
Los Angeles, CA 90012

Hearing may be in person or by zoom. Qualified overbidders should contact counsel for Trustee or Broker for information the afternoon on the day prior to the hearing.

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

Counsel for the Trustee:

Elissa D. Miller

[elissa.miller@gmlaw.com](mailto:elissa.miller@gmlaw.com)

**GREENSPOON MARDER LLP**

1875 Century Park East, Suite 1900  
Los Angeles, California 90067  
Telephone: 213.626.2311

or

Trustee's Broker

Zizi Pak

O: (310) 724. 7100 ext. 256

C: (310) 266-5032

[zizi@zizipak.com](mailto:zizi@zizipak.com)

Date: 10/15/24

## 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, CA 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)* 10/15/2024, 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:  
**See Attached ECF List**

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.

10/15/2024  
Date

Cheryl Caldwell  
Printed Name

/s/Cheryl Caldwell  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Ori S Blumenfeld oblumenfeld@lakklawyers.com,  
ncondren@lakklawyers.com;smcfadden@lakklawyers.com
- John Burgee jburgee@bandalaw.net
- Aurora Cassirer aurora.cassirer@pierferd.com
- Randy Chang randyc@thechangfirm.com
- Robert D Estrin restrin@leechtishman.com
- Faith A Ford fford@faithlaw.org, msfordlaw@aol.com;fordfr72013@notify.bestcase.com
- Sandford L. Frey sfrey@leechtishman.com,  
Imoya@leechtishman.com;dmulvaney@leechtishman.com;rsokol@leechtishman.com;kgutierrez@leechti  
shman.com;NArango@LeechTishman.com;dbender@leechtishman.com
- Jacqueline L James jjames@hrhlaw.com
- Steven N Kurtz skurtz@lakklawyers.com, ncondren@lakklawyers.com;smcfadden@lakklawyers.com
- Sam S Leslie (TR) sleslie@trusteeleslie.com, trustee@trusteeleslie.com;C195@ecfcbis.com
- Noreen A Madoyan Noreen.Madoyan@usdoj.gov
- Elissa Miller elissa.miller@gmlaw.com, emillersk@ecf.courtdrive.com;cheryl.caldwell@gmlaw.com
- Ryan D O'Dea rodea@shulmanbastian.com,  
lgauthier@shulmanbastian.com;cthорnton@shulmanbastian.com
- Larry Robert Schmadeka larry.schmadeka@pierferd.com
- Leonard M Shulman lshulman@shulmanbastian.com,  
bcabrera@shulmanbastian.com;yrivera@shulmanbastian.com
- Brooke S Thompson bthompson@shulmanbastian.com,  
avernon@shulmanbastian.com;cthорnton@shulmanbastian.com
- Paul Tokar ptokar@bzlegal.com
- Tiffany D Truong tiffany.truong@kts-law.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Reilly D Wilkinson rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com

