

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  TIMOTHY J. YOO (State Bar No. 155531) tjy@lnbyg.com CARMELA T. PAGAY (State Bar No. 195603) ctp@lnbyg.com LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, CA 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244  <input checked="" type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jerry Namba, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

In re: RASBE, INC.,          Debtor(s).	CASE NO.: 9:19-bk-11122-MB CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 08/31/2023	<b>Time:</b> 11:30 am
<b>Location:</b> United States Bankruptcy Court, Courtroom 201, 1415 State Street, Santa Barbara, California 93101	

**Type of Sale:**  Public  Private      **Last date to file objections:** 08/17/2023

**Description of property to be sold:**  
Vacant land located at 1375 E. Pioneer Avenue, Redlands, California 92374 (the "Property")

**Terms and conditions of sale:** \_\_\_\_\_  
Condition of Property: Property purchased "as-is" without any representations or warranties of any kind  
Broker's Commissions: Ten percent (10%)

**Proposed sale price:** \$ 700,000.00

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 Proposed Overbidding Procedures attached as Exhibit 1 hereto.  
\_\_\_\_\_  
\_\_\_\_\_

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

August 31, 2023  
\_\_\_\_\_  
11:30 a.m.  
\_\_\_\_\_  
U.S. Bankruptcy Court  
\_\_\_\_\_  
Courtroom 201  
\_\_\_\_\_  
1415 State Street  
\_\_\_\_\_  
Santa Barbara, CA 93101  
\_\_\_\_\_

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

Carmela T. Pagay, Esq.  
\_\_\_\_\_  
Levene, Neale, Bender, Yoo & Golubchik L.L.P.  
\_\_\_\_\_  
2818 La Cienega Avenue  
\_\_\_\_\_  
Los Angeles, CA 90034  
\_\_\_\_\_  
Telephone: (310) 229-1234  
\_\_\_\_\_  
Facsimile: (310) 229-1244  
\_\_\_\_\_  
Email: ctp@lnbyg.com  
\_\_\_\_\_

Date: 08/10/2023

# EXHIBIT "1"

**PROPOSED OVERBID PROCEDURES**

**FOR PURCHASE OF PROPERTY**

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (via Zoomgov) with authority to participate in the overbid process.
2. An overbid will be defined as an initial bid of \$10,000 above the \$700,000 proposed purchase price or higher with each additional overbid to be in \$5,000 increments.
3. Overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Jerry Namba, Chapter 7 Trustee," in the amount of \$70,000 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 calendar days prior to the hearing on the Motion.
4. Overbidders must purchase the Property on the same terms and conditions as the Purchasers.
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.
6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.
7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **August 31, 2023 at 11:30 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

### 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: 2818 La Cienega Avenue, Los Angeles, California 90034

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 (date) **August 10, 2023**, I checked the CM/ECF docket for this bankruptcy case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Matthew Abbasi matthew@malawgroup.com
- Khachik Akhkishian akhkishianlaw@yahoo.com, www.ebrahimian@dba-law.com
- Simon Aron saron@wrslawyers.com, moster@wrslawyers.com
- Reem J Bello rbello@goeforlaw.com, kmurphy@goeforlaw.com
- Lazaro E Fernandez lef17@pacbell.net, lef-sam@pacbell.net;lef-mari@pacbell.net;OfficeLR74738@notify.bestcase.com;lefkarina@gmail.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- Jerry Namba (TR) jnambaepiq@earthlink.net, jnambalaw@yahoo.com;jn01@trustesolutions.net;paknamba@gmail.com
- Michael N Sofris michaelsofris@gmail.com, filmlawyer@aol.com
- United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov
- Edward E Weiman edward.weiman@ventura.org
- Johnny White JWhite@wrslawyers.com, jlee@wrslawyers.com

**2. SERVED BY UNITED STATES MAIL:** On **August 10, 2023**, 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.

Honorable Martin R. Barash United States Bankruptcy Court 21041 Burbank Boulevard, Suite 342 / Courtroom 303 Woodland Hills, CA 91367	Rasbe, Inc 29201 Heathercliff Road, Suite #123 Malibu, CA 90265
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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 **August 10, 2023**, 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.

None.

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.

August 10, 2023

D. Woo

/s/ D. Woo

Date

Printed Name

Signature

W. Darrow Fiedler  
KWR South Bay  
23670 Hawthorne Bl., Suite 100  
Torrance, CA 90505-5968  
Broker For Estate

Abbasi Law Corporation,  
6320 Canoga Avenue, Suite 950  
Woodland Hills, CA 91367-2681  
*Attorneys For Laura Ballegeer*

Benel, Inc.  
29201 Heathercliff Road #123  
Malibu, CA 90265  
*Purported Interest Holder*

Cucamonga, Inc.  
2145 E. Tahquitz Canyon Way #4494  
Palm Springs, CA 92262  
*Purported Lienholder*

Marc Rohatiner, Edward Weiman  
Wolf, Rifkin, Shapiro, Schulman &  
Rabkin, LLP  
11400 W. Olympic Blvd, 9th Floor  
Los Angeles, CA 90064  
*Attorneys For Silverlake Park, LLC*

Michael Lewin  
Mirau, Edwards, Cannon, Lewin & Tooke  
1806 Orange Tree Lane, # C  
Redlands, CA 92374  
*Attorneys For Purchasers*

Kayam, Inc.  
29201 Heathercliff Road #149  
Malibu, CA 90265  
*Purported Interest Holder*

Khachik Akhkishian, Esq.  
Law Offices Of Khachik Akhkishian,  
2418 Honolulu Ave Ste G,  
Montrose, CA 91020  
*Attys For Rasbe, Inc., Sherr, LLC Emmet  
Inv Inc.*

Cucamonga, Inc.  
Attn: Joel Mann  
269 S Beverly Drive, #1616  
Beverly Hills, CA 90212  
*Purported Lienholder*

Laura Ballegeer  
29201 Heathercliff Road #149  
Malibu, CA 90265  
*Purported Interest Holder*

Abbasi Law Corporation,  
6320 Canoga Avenue, Suite 950  
Woodland Hills, CA 91367-2681  
*Attorneys For Kayam, Inc.*

Cucamonga, Inc.  
C/O Agents And Corporations, Inc.  
(Registered Agent For Cucamonga, Inc.)  
1201 Orange Street, Suite 600  
Wilmington, DE 19801  
*Purported Lienholder*

Stephen J. Goldberg, Esq.  
7304 Beverly Boulevard, #104  
Los Angeles, CA 90036  
*Attorneys For Komie Inc., Benel Inc.,  
And Cucamonga Inc.*

Label Matrix for local noticing  
0973-9  
Case 9:19-bk-11122-MB  
Central District of California  
Santa Barbara  
Thu Aug 10 11:58:15 PDT 2023

Raspa, Inc  
Main Document  
29201 Heathercliff Road  
Suite #123  
Malibu, CA 90265-4146

Silverlake Park, LLC  
c/o Wolf, Rifkin, et al.  
11400 W. Olympic Blvd, 9th Floor  
Los Angeles, CA 90064-1582

Northern Division  
1415 State Street,  
Santa Barbara, CA 93101-2511

Rone Oren  
29201 Heathercliff Road  
Suite #123  
Malibu, CA 90265-4146

Silverlake Park LLC  
c/o Wolf Rifkin Shapiro Schulman & Rabki  
11400 West Olympic Blvd 9th Floor  
Los Angeles, CA 90064-1582

Silverlake Park, LLC  
9440 Santa Monica Bouelvard  
Suite #401  
Beverly Hills, CA 90210-4607

Stephen J. Goldberg  
Law Offices of Stephen J. Goldberg  
7304 Beverly Blvd Suite #104  
Los Angeles, CA 90036-2535

TCB MALIBU INC  
C/O MATTHEW ABBASI, ESQ.  
ABBASI LAW CORPORATION  
8889 WEST OLYMPIC BOULEVARD, SUITE 240  
BEVERLY HILLS, CALIFORNIA 90211-3638

TCB Malibu, Inc.  
890 Hampshire Road  
Suite #A  
Westlake Village, CA 91361-2812

United States Trustee (ND)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Jerry Namba (TR)  
504 East Chapel Street  
Santa Maria, CA 93454-4520

Khachik Akhkishian  
Law Offices of Khachik Akhkishian  
2418 Honolulu Ave, Ste G  
Montrose, CA 91020-1842

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

(u)Cucamonga Inc.

(u)TCB Malibu, Inc.

End of Label Matrix  
Mailable recipients 12  
Bypassed recipients 3  
Total 15