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| 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 type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sandra K. McBeth, Chapter 7 Trustee | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

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| In re: ALCARAZ CATERING, INC., Debtor(s). | CASE NO.: 9:22-bk-10622-RC CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |
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| Sale Date: 09/24/2024 | Time: 1:00 pm |
| Location: Courtroom 201, U.S. Bankruptcy Court, 1415 State Street, Santa Barbara, California 93101 | |

Type of Sale: Public Private **Last date to file objections:** 09/10/2024

Description of property to be sold:
 Real property located at 2958 Sturgis Road, Oxnard, California 93030, including all fixtures, furniture, and equipment contained therein, and the Debtor's licenses and permits (collectively, the "Property")

Terms and conditions of sale:
 Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

Proposed sale price: \$ 4,850,000.00

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 "1" hereto.

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

September 24, 2024
1:00 p.m.
Courtroom 201
U.S. Bankruptcy Court
1415 State Street
Santa Barbara, CA 93101

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

Carmela T. Pagay
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: 08/30/2024

EXHIBIT 1

(1) Any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$10,000 above the Purchase Price, with each additional bid in \$5,000 increments; (3) overbidders (except for the Purchasers) must deliver a deposit to the Chapter 7 Trustee's counsel by way of cashier's check made payable to "Sandra K. McBeth, Chapter 7 Trustee," in the amount of \$186,000 – which is the same amount currently with escrow (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Chapter 7 Trustee at least seven calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property **on the same terms and conditions as the Purchasers** (*i.e.*, no contingencies of any kind and no broker commission payable by the seller); (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 an order confirming the sale; and (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.

PROOF OF SERVICE OF DOCUMENT

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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, CA 90034.

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 **August 30, 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:

- Robert S Altagen robertaltagen@altagenlaw.com
- Simon Aron saron@wrslawyers.com, moster@wrslawyers.com;jlee@wrslawyers.com
- William C Beall will@beallandburkhardt.com, carissa@beallandburkhardt.com
- Brian David Fittipaldi brian.fittipaldi@usdoj.gov
- Steven T Gubner sgubner@bg.law, ecf@bg.law
- Kenneth H J Henjum kh@henjumlaw.com, henjumlaw@sbcglobal.net
- Daniel A Higson deanna@danhigsonattorney.com, higsondr45866@notify.bestcase.com
- Monique D Jewett-Brewster mjb@hopkinscarley.com, ngonzalez@hopkinscarley.com
- Elan S Levey elan.levy@usdoj.gov, manalili47@gmail.com;julie.morales@usdoj.gov
- Sandra McBeth (TR) jwalker@mcbethlegal.com, CA65@ecfbis.com;ecf.alert+McBeth@titledi.com
- Susan K Seflin sseflin@bg.law
- United States Trustee (ND) ustpreion16.nd.ecf@usdoj.gov
- Timothy J Yoo tjy@lnbyb.com

2. SERVED BY UNITED STATES MAIL: On **August 30, 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.

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| Debtor | Honorable Ronald A. Clifford III |
| Alcaraz Catering, Inc. | United States Bankruptcy Court |
| 2958 Sturgis Road | Central District of California |
| Oxnard, CA 93030 | 1415 State Street, Suite 233 / Courtroom 201 |
| | Santa Barbara, California 93101-2511 |

Additional service list attached

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 30, 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.

VIA EMAIL:

| | |
|--|---|
| Juan Carlos Guerrero: jc4realestate@yahoo.com | Albert Blanck: albert@sharpcg.com |
| Chris Kanjo: kanjosamo@gmail.com | Bobby Jones: bobby@bobalu.us |

1 I declare under penalty of perjury under the laws of the United States of America that the foregoing is
true and correct.

2 August 30, 2024 Rebecka Merritt /s/ Rebecka Merritt
Date Type Name Signature

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