

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Keller Benvenuti Kim LLP TOBIAS S. KELLER (Cal. Bar No. 194116) (tkeller@kbkllp.com) JEREMY V. RICHARDS (Cal. Bar No. 102300) (jrichards@kbkllp.com) 425 Market Street, 26th Floor San Francisco, California 94105 Telephone: (415) 496-6723 Facsimile: (650) 636-9251  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION** ▼

In re:  STARBRIDGE (ONTARIO) INVESTMENT, LLC,   Debtor(s).	CASE NO.: 24-bk-11765 (RB) CHAPTER: 11 <span style="float: right;">▼</span>
<b>NOTICE OF SALE OF ESTATE PROPERTY</b>	

<b>Sale Date:</b> 07/30/2024	<b>Time:</b> 11:00 am
<b>Location:</b> Zoom- information available from counsel for the Debtor (see above)	

**Type of Sale:**  Public  Private **Last date to file objections:** 08/05/2024

**Description of property to be sold:**  
 Property commonly known as "The Ontario Airport Hotel & Conference Center," located at 700 N. Haven Avenue, Ontario, CA 91764-4902

**Terms and conditions of sale:**  
 See the Bid Procedures Motion at Central District of California Bankruptcy Court Case No. 24-bk-11765 (RB) Docket Number 173. Sale pursuant to an approved asset purchase agreement attached to the foregoing motion (or available from counsel for the Debtor), "AS IS, WHERE IS".  
 See Attached hereto as Exhibit A the "Bid Procedures Order"

**Proposed sale price:** Starting Bid to be announced 7/29/2024

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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):**

As set forth in bid procedures approved by the Court. Initial minimum overbid of \$500,000, thereafter in increments of \$100,000.

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

Date: August 8, 2024

Time: 2:00 p.m. (Pacific Time)

Place: United States Bankruptcy Court  
3420 Twelfth Street  
Riverside, California 92501

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

Above referenced counsel or:

Jeff Azuse

Executive Vice President

Hilco Real Estate, LLC

o: 847-418-2703 | c: 773-456-5032

jazuse@hilcoglobal.com

Date: 07/24/2024

## 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:

425 Market Street, 26th Floor, San Francisco, California 94105

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)* 07/24/2024, 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:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 07/24/2024, 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.

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.

07/24/2024  
*Date*

Jeremy V. Richards  
*Printed Name*

/s/ Jeremy V. Richards  
*Signature*

**Parties Served by The Court via Notice of Electronic Filing (NEF)**

- **Kyra E Andrassy** kandrassy@raineslaw.com, bclark@raineslaw.com, jfisher@raineslaw.com;
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**Parties Served by United States Mail**

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