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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>POINT CENTER FINANCIAL, INC.,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:13-bk-11495-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/22/2023</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom 5B / Zoom meeting ID 161 616 6049, Zoom password 897937; Telephone: 1 (669) 254 5252</p>	

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

Description of property to be sold:
0 Route 9, Saratoga Springs, New York 12866, Tax Map No. 178.2-17.12 (17 acres of undeveloped land currently zoned as Gateway Commercial Rural)

Terms and conditions of sale:
Property sold "as is," "where is," "with all faults," and with no representations, warranties, promises, covenants, agreements, or guaranties; seller will convey title by a warranty deed, free and clear of all liens, claims, and encumbrances of record pursuant to a bankruptcy court order.
No contingencies; sale to close within 21 days after entry of bankruptcy court order approving the sale.

Proposed sale price: \$ 350,000.00

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):

By 5 p.m. on August 18, 2023, bidders must submit (1) completed and signed overbid form; (2) \$10,000 deposit; and (3) proof of ability to close within 21 days. First overbid at least \$360,000; subsequent overbids in \$10,000 increments.

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

August 22, 2023, at 11:00 a.m.

Hearing to be conducted by ZoomGov

Meeting URL: <https://cacb.zoomgov.com/j/1616166049>

Meeting ID: 161 616 6049

Password: 897937

Telephone: 1 (669) 254 5252 or 1 (646) 828 7666

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

Monica Rieder

Landau Law LLP

141 S. Windsor Blvd.

Los Angeles, CA 90004

(310) 557-0050

mrieder@landaufirm.com

Date: 08/01/2023

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:
LANDAU LAW LLP, 141 South Windsor Blvd., Los Angeles, CA 90004.

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 1, 2023**, 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 **August 1, 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 Theodor C. Albert
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street,
Suite 5085 / Courtroom 5B
Santa Ana, CA 92701-4593

Office of the United States
Trustee (SA)
Attn: Frank Cadigan
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4593

Clerk of Court
United States Bankruptcy Court
Central District of California
411 West Fourth Street,
Santa Ana, CA 92701-4593

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.

August 1, 2023

Adenice Mendes

/s/ Adenice Mendes

Date

Printed Name

Signature

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

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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