

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nanette D. Sanders (State Bar No. 120169) nanette@ringstadlaw.com RINGSTAD & SANDERS LLP 4910 Birch Street, Suite 120 Newport Beach, CA 92660 Telephone: 949 851-7450 Facsimile: 949 851-6926	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karen Sue Naylor, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: Manzella Properties, LLC, Debtor(s).	CASE NO.:8:22-bk-11915 SC CHAPTER: 7
NOTICE OF SALE OF ESTATE PROPERTY	

Sale Date: 11/14/2023	Time: 11:00 am
Location: Courtroom 5C-Virtual (Via ZoomGov) 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 10/31/2023

Description of property to be sold:
 The real property located at 101 East Imperial Highway, Brea, California

Terms and conditions of sale:
 Non-contingent sale subject to overbidding. As is, where is sale, with no representations or warranties regarding the condition of the property or the improvements thereon.

Proposed sale price : \$7,500,000.00

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):

\$50,000 initial overbid, to wit, \$7,550,000. \$10,000 overbid increments thereafter. Potential overbidders must pre-qualify and tender a \$250,000 deposit, which will be non-refundable if the overbidder is ultimately the approved bidder and fails to close. Otherwise the deposit will be refunded following bidding.

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

November 14, 2023, 11:00 a.m., United States Bankruptcy Court, 411 West Fourth Street, Courtroom 5C, Santa Ana, CA. The hearing will be conducted via ZoomGov. Information to access the hearing will be provided by the Court in its tentative ruling prior to the hearing. The Court's tentative may be accessed online on Judge Clarkson's posted hearing calendar, which is available at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=SC>.

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

Nanette D. Sanders, Esq.
Ringstad & Sanders LLP
4910 Birch Street, Suite 120
Newport Beach, CA 92660
(949) 851-7450
nanette@ringstadlaw.com

Date: 10/24/23

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:
4910 Birch Street, Suite 120, Newport Beach, CA 92660

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)* 10/24/2023, 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 *(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)* 10/24/2023, 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.

Via Federal Express: Honorable Scott C. Clarkson, U.S. Bankruptcy Court, Ronald Reagan Federal Building, 411 W. Fourth St., Suite 5130, Santa Ana, CA 92701-4593

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.

10/24/2023
Date

Arlene Martin
Printed Name

/s/ Arlene Martin
Signature

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

- **Anthony W. Austin** aaustin@fennemorelaw.com, gkelsey@fennemorelaw.com
- **James E Cross** jcross@crosslawaz.com
- **Christopher Crowell** ccrowell@hrhlaw.com
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