

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Robert P. Goe - State Bar No. 173019 Reem J. Bello – State Bar No. 198840 GOE FORSYTHE & HODGES LLP 17701 Cowan, Suite 210 Irvine, CA 92614 Telephone: (949) 798-2460 / Fax: (949) 955-9437 RGoe@goeforlaw.com RBello@goeforlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, FGV Fresno, LP	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: FGV Fresno LP, a California limited partnership, Debtor(s).	CASE NO.: 8:23-bk-10170-SC CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 02/28/2024	Time: 1:30 pm
Location: 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 02/14/2024

Description of property to be sold:
 Real property located at 1544 E. Fedora Avenue, Fresno, California 93740-4953 (“Property”)

Terms and conditions of sale:
 Property will be sold “as is” without representations or warranties of any kind, expressed or implied, concerning the condition of the Property, the quality of title thereto, or any other matters relating to the Property. Sale is subject to overbidding during the February 28, 2024 sale hearing.

Proposed sale price: \$ 5,800,000.00

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):

Qualified Bidders must bid at least \$6,000,000.00 and then in increments of \$100,000 greater than the prior bid.

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

February 28, 2024 at 1:30 p.m.
United States Bankruptcy Court
411 West Fourth Street
Courtroom 5C
Santa Ana, CA 92701

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

Robert P. Goe, Esq.
GOE FORSYTHE & HODGES LLP
17701 Cowan, Suite 210
Irvine, CA 92614
T: (949) 798-2460 / F: (949) 955-9437
RGoe@goeforlaw.com

Date: 02/07/2024

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:
17701 Cowan, Suite 210, Irvine, CA 92614

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)* 02/07/2024, 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)* 02/07/2024, 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)* 02/07/2024, 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.

Honorable Scott Clarkson, USBC, 411 West Fourth Street, Santa Ana, CA 92701

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.

02/07/2024
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

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

- Reem J Bello rbello@goeforlaw.com, kmurphy@goeforlaw.com
- Jeffrey W Broker jbroker@brokerlaw.biz
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- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Steven K Vote svote@wjhattorneys.com, btippie@wjhattorneys.com

SERVED BY UNITED STATES MAIL:

SEE ATTACHED

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In re FGV Fresno LP
USBC Case No. 8:23-10170-SC

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18022 Cowan, Suite 103
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United States Trustee
United States Trustee
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Santa Ana, CA 92701-4500

Adrian Sons Carpet Cleaning
4722 E Kerckhoff
Fresno, CA 93702-2514

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Roseville, CA 95678-5193

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2370 W Cleveland Ave, Suite 133
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California Dept. of Fee & Tax Admin
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Fresno, CA 93721-2406

Valley Elevator Inc
90 E. Escalon Ave, Suite 109
Fresno, CA 93710-5138

Valley Remodel and Rehab, Inc.
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