

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address The Law Offices of Stephen R. Wade Stephen R. Wade CBN 79219 5150 E. Pacific Coast Hwy. Ste. 210 Long Beach, CA 90804 (909) 575-7597 srw@srwadelaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor in Possession	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: FOOTHILL AND TOWNE, LLC, a California limited liability company Debtor(s).	CASE NO.: 8:25-bk-10136-SC CHAPTER: 11 <div style="text-align: center;"> AMENDED NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: 04/02/2025	Time: 1:30 am
Location: United States Bankruptcy Court; 411 W. Fourth Street; Santa Ana, CA Crtrm 5C Virtual	

Type of Sale: Public Private **Last date to file objections:** 03/19/2025

Description of property to be sold:
 That certain Real Property located at 700 and 704 W. Foothill Blvd, Pomona, CA consistig of approximately 2.66 acres of undeveloped land identified with APN #'s 8367-003-023, and 8367-003-024 and mor particularly described on Exhibit A hereto.

Terms and conditions of sale:

A sales price of \$6,200,000 in cash at close with credits for deposits released through escrow of \$200,000. Property sold "AS IS" and without warranty.

Proposed sale price: \$ 6,200,000.00

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):

The Debtor in Possession has requested that the sale to a pre-petition Buyer be without overbid. Terms of overbid, if any will be determined by the Court at the time of the hearing.

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

April 2, 2025; 1:30 p.m. Courtroom 5C of the Bankruptcy Court located at 411 West Fourth Street, Santa Ana, CA.
Hearing to heard virtually according to tentative ruling of the Court issue the day before the hearing

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

Stephen R. Wade; 5150 E. Pacific Coast Hwy. Ste. 210 Long Beach, CA 90804; (909) 575-7597; srw@srwadelaw.com
Counsel for Debtor and Debtor in Possession

Date: 03/12/2025

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FOOTHILL BOULEVARD (100.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 82, PAGE 27 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 3 OF SAID RECORD OF SURVEY; THENCE ALONG SAID PROLONGATION SOUTH 0° 20' 15" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID CENTER LINE OF FOOTHILL BOULEVARD NORTH 89° 09' 25" WEST TO THE NORTHERLY PROLONGATION OF A CERTAIN COURSE IN THE EASTERLY LINE OF TRACT NO. 22678, AS PER MAP RECORDED IN BOOK 602, PAGES 62 TO 65 INCLUSIVE OF MAPS, SAID CERTAIN COURSE HAVING A BEARING LENGTH OF NORTH 0° 20' 15" WEST 75.90 FEET THENCE SOUTH 0° 20' 15" EAST ALONG SAID LAST MENTIONED PROLONGATION AND ALONG SAID CERTAIN COURSE TO THE MOST SOUTHERLY TERMINUS OF SAID CERTAIN COURSE; THENCE NORTH 89° 41' 30" EAST ALONG THE NORTHERLY LINE OF SAID TRACT NO. 22678 TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 3; THENCE NORTH 0° 20' 15" WEST ALONG SAID WESTERLY LINE OF SAID PARCEL 3 AND ITS NORTHERLY PROLONGATION TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

PARCELS 2 AND 3, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 82, PAGE 27 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND SEWER PURPOSES OVER THE WEST 10.00 FEET OF PARCEL 1, IN THE CITY OF POMONA, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 82, PAGE 27 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8367-003-023, 8367-003-024

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:
5150 E. Pacific Coast Hwy. Ste. 210; Long Beach, CA 90804

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) 03/12/2024, 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:

See Attachment

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 03/12/2025, 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.

See Attachment

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) 03/12/2025, 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.

See Attachment

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.

03/12/2025
Date

Stephen R. Wade
Printed Name


Signature

Attachment to Proof of Service

By First Class Mail

Ge Urban

19750 S. Vermont Avenue

Ste 120

Torrance, CA 90502

Green Lotus Group, LLC

17272 Newhope St.

Ste. K

Fountain Valley, CA 92702

Phuk Hai Lu Huynh

11917 Royal Road

Unit B

El Cahan, CA 92021

Val Chris Investments

2601 Main Street

Ste. 400

Irvine, CA 92614

By Electronic Transmission

- **Jess R Bressi** jess.bressi@dentons.com, kimberly.sigismondo@dentons.com
- **Kenneth Miskin** Kenneth.M.Miskin@usdoj.gov
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Gerrick M Warrington** gwarrington@franzel.com
- **Arnold L. Graff** agraff@wrightlegal.net
- **Stephen R Wade** srw@srwadelaw.com, reception@srwadelaw.com

BY OVERNIGHT MAIL

Green Lotus Group, LLC

17272 Newhope St.

Ste. K

Fountain Valley, CA 92702

BY EMAIL TRANSMISSION TO

Michael Peng

mpeng@stonesalluslaw.com