

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JEREMY W. FAITH (State Bar No. 190647) Jeremy@MarguliesFaithLaw.com MEGHANN A. TRIPLETT (State Bar No. 268005) Meghann@MarguliesFaithLaw.com MARGULIES FAITH, LLP 16030 Ventura Blvd., Suite 470 Encino, California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nancy H. Zamora, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: BGS WORKS, INC., Debtor(s).	CASE NO.: 1:20-bk-11237-VK CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 07/18/2024	Time: 1:30 pm
Location: Courtroom 301 or via ZoomGov, 21041 Burbank Boulevard., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** _____

Description of property to be sold: The estate's interest in the real property commonly known as 5099 Llano Drive, Woodland Hills, California 91364; APN 2169-024-011 (the "Property")

Terms and conditions of sale: _____

The Trustee is providing marketable title to the Property. The sale is otherwise "as-is," "where-is," "with all faults," and without representations or warranties of any kind and is not subject to any contingencies.

Proposed sale price: \$2,300,000 with a \$50,000 credit from seller to purchaser.

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): See Attached

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

Date: 7/18/2024

Time: 1:30 p.m.

Courtroom 301 or via ZoomGov

United States Bankruptcy Court

21041 Burbank Blvd.

Woodland Hills, CA 91367

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

Counsel for the Trustee:

Jeremy W. Faith or Meghann Triplett of Margulies Faith, LLP

Telephone: (818) 705-2777

Email: Jeremy@MarguliesFaithLaw.com

Email: Meghann@MarguliesFaithLaw.com

Date: 06/27/2024

OVERBID PROCEDURES

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2 The Trustee seeks approval of the following overbid procedures: (1) any person
3 interested in submitting an overbid on the Property must attend the hearing on the
4 Motion or be represented by an individual with authority to participate in the overbid
5 process; (2) an overbid will be defined as an initial overbid of \$10,000 above the
6 Proposed Sale price (i.e. \$2,310,000), with each additional bid in \$5,000 increments;
7 (3) overbidders must deliver to the Trustee at least 24 hours prior to the hearing a
8 deposit in the form of a cashier’s check in the amount of \$231,000 (i.e. 10% of the
9 Proposed Sale price) payable to “Studio Escrow” (the “Bid Deposit”), along with written
10 evidence to demonstrate to the reasonable satisfaction of the Trustee in her sole
11 discretion, that the proposed overbidder has the financial ability to pay the full amount
12 of the overbid and unconditionally close the sale (e.g evidence of cash or liquid funds in
13 deposit account(s) in order to qualify as an overbidder); (4) In her sole discretion, the
14 Trustee may waive the deadline for submission of overbids. The acceptance of any
15 overbid from a qualified bidder will be in the Trustee’s sole discretion and may be made
16 prior to or at the time of hearing to confirm the sale; (5) overbidders must purchase the
17 Property on the same terms and conditions as the Purchaser as set forth in the
18 Agreement except as to price, without contingencies; (6) the Bid Deposit of the
19 successful overbidder shall be forfeited if such party is unable to complete the
20 purchase of the Property within 14 days of entry of an order confirming the sale; (7) in
21 the event the successful overbidder cannot timely complete the purchase of the
22 Property, the Trustee shall be authorized to proceed with the next highest overbidder;
23 and (8) the Bid Deposit of any unsuccessful overbidder will be returned within five (5)
24 court days from the date of the hearing. The Trustee may exercise her sole discretion
25 to reject overbids based on the totality of the circumstances, and regardless of the
26 monetary consideration offered.

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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:
16030 Ventura Blvd., Suite 470, Encino, CA 91436

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)* 06/27/2024, 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)* 06/27/2024, 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.

JUDGE: Service on Judge waived per Judge Kauffman's Procedures Re: Servicing Judge's Copies of documents that are (A) are 25 pages or less; and (B) have a maximum of one exhibit (Rev. 3/2/2022)

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.

NONE.

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.

06/27/2024
Date

Vicky Castellon
Printed Name

/s/ Vicky Castellon
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

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

Katherine Bunker on behalf of U.S. Trustee United States Trustee (SV)
kate.bunker@usdoj.gov

Oscar Estrada on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR
oestrada@ttc.lacounty.gov

Jeremy Faith on behalf of Interested Party Courtesy NEF
Jeremy@MarguliesFaithlaw.com, Angela@MarguliesFaithlaw.com;Vicky@MarguliesFaithlaw.com

Roksana D. Moradi-Brovia on behalf of Debtor BGS WORKS, INC.
Roksana@rhmfirm.com, matt@rhmfirm.com;rosario@rhmfirm.com;sloan@rhmfirm.com;priscilla@rhmfirm.com;
rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;russ@rhmfirm.com

Matthew D. Resnik on behalf of Debtor BGS WORKS, INC.
matt@rhmfirm.com, roksana@rhmfirm.com;rosario@rhmfirm.com;sloan@rhmfirm.com;priscilla@rhmfirm.com;
rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;russ@rhmfirm.com

Craig R Smith on behalf of Plaintiff Steve Barnoy
csmith@smithlf.com, asplopuko@smithlf.com

Kevin Tang on behalf of Debtor BGS WORKS, INC.
kevin@tang-associates.com, kevintang@ecf.courtdrive.com,tangassociates@jubileebk.net;
tangkr88411@notify.bestcase.com

Edward A Treder on behalf of Creditor Nichols Lumber & Hardware Co.
cdcaecf@bdfgroup.com

Meghann A Triplett on behalf of Trustee Nancy J Zamora (TR) / Interested Party Courtesy NEF
Meghann@MarguliesFaithlaw.com, Angela@MarguliesFaithlaw.com;Vicky@MarguliesFaithlaw.com

United States Trustee (SV)
ustpreion16.wh.ecf@usdoj.gov

Dennis J Wickham on behalf of Creditor Danmor Investments
wickham@scmv.com, nazari@scmv.com

Nancy J Zamora (TR)
zamora3@aol.com, nzamora@ecf.axosfs.com

Yolanda Zepeda on behalf of Debtor BGS WORKS, INC.
yzepeda@scif.com