

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DAVID SEROR - Bar No. 67488 RYAN F. COY - Bar No. 324939 BG LAW LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: dseror@bg.law rcoy@bg.law <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nancy 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: JOHN MARIO PERIC, Debtor(s).	CASE NO.: 1:21-bk-10295-VK CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 05/11/2023	Time: 1:30 pm
Location: 21041 Burbank Blvd., Woodland Hills, CA 91367 (Via Zoom.Gov -- see Court's calendar for hearing info)	

Type of Sale: Public Private **Last date to file objections:** 04/27/2023

Description of property to be sold: Real property consisting of 612.75 acres of vacant land in Elko County, Nevada (the "Property"), with a legal description as follows: ALL OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 62 EAST, MDB&M., EXCEPT THAT PORTION OF THE SW 1/4 OF THE SW 1/4 LYING IN SNOW WATER DRY LAKE, OF OFFICIAL RECORDS, ELKO COUNTY, NEVADA. APN: 008-310-007.

Terms and conditions of sale: Sale of the Estate's right, title, and interest in the Property to the LoPriato Joint Revocable Trust, on an as-is, where-is basis, and without any warranties, express or implied, and without any contingencies pursuant to 11 U.S.C § 363(b)(1) and (f), free and clear of liens, claims, interests, and encumbrances, with such liens, interests, claims, and encumbrances to attach to the sale proceeds, net of expenses of sale, with the same priority and rights of enforcement as previously existed.

Proposed sale price: \$ 80,000.00

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): Submit overbid deposit of \$5,000.00 to Trustee's counsel as stated below.

Initial overbid on the Property must be no lower than \$88,000.00, with subsequent overbids to be made in increments of \$1,000.00. Overbidders must notify the Trustee's counsel at least 3 days before the hearing date of intention to overbid.

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

May 11, 2023 at 1:30 p.m. before the Honorable Victoria S. Kaufman, United States Bankruptcy Judge, Courtroom 301, 21041 Burbank Blvd., Woodland Hills, California 91367. The May 11, 2023 hearing is to be conducted remotely using Zoom.Gov audio/videoconference. Please see the Court's posted calendar, the Judge's procedures, or the notice of the motion to sell the Property for the Zoom hearing information and other information for making a phone or video appearance before Judge Kaufman.

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

Attorneys for Nancy Zamora, Chapter 7 Trustee:

David Seror, Esq.; Ryan F. Coy, Esq.

BG Law LLP

21650 Oxnard Street, Suite 500

Woodland Hills, CA 91367

Telephone: (818) 827-9000

Facsimile: (818) 827-9099

Email: dseror@bg.law; rcoy@bg.law

Date: 04/10/2023