

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
ANTHONY A. FRIEDMAN (SBN 201955) aaf@lnbyg.com LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Diane C. Weil, Chapter 7 Trustee	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: QUANTUM REALM, LLC, Debtor(s).	CASE NO.: 1:23-bk-10604-MB CHAPTER: 7
	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/12/2024	Time: 11:00 am
Location: Courtroom 303 located at 21041 Burbank Blvd., Woodland Hills, California 91367	

Type of Sale: Public Private **Last date to file objections:** 06/28/2024

Description of property to be sold:
The real property located at 21016 Mendenhall Court, Topanga, California 90290.

Terms and conditions of sale: The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; 6% brokers' commission.

Proposed sale price: \$ 2,150,000.00

Overbid procedure (if any):

See attached Exhibit A

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

July 12, 2024 at 11:00 am
Courtroom 303
21041 Burbank Blvd., Woodland Hills, California 91367

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

ANTHONY A. FRIEDMAN (SBN 201955)
aaf@lnbyg.com
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.
2818 La Cienega Avenue
Los Angeles, California 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244

Date: 06/21/2024

Exhibit A

Overbid Procedures: (1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$2,175,000, with each additional bid in \$10,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Diane C. Weil, Chapter 7 Trustee," in the amount of \$64,500 (the "Deposit") and provide proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least seven calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property **on the same terms and conditions as the Purchaser** (*i.e.*, no contingencies of any kind); (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest bidder.

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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 2818 La Cienega Avenue, Los Angeles, California 90034.

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 **June 21, 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:

- **Anthony A. Friedman** aaf@lnbyg.com
- **Neil R Hedtke** hedtkelg@gmail.com, hedtkeecf@gmail.com;r42667@notify.bestcase.com;rowena@flatrocklegal.com
- **Robert A Hyatt** rhyatt@dykema.com, nleali@dykema.com;PGarga@dykema.com;kforrand@dykema.com;DocketLA@dykema.com
- **United States Trustee (SV)** ustpregion16.wh.ecf@usdoj.gov
- **Diane C Weil (TR)** dcweil@dcweillaw.com, DCWTrustee@dcweillaw.com,jfiser@dcweillaw.com;ecf.alert+Weil@titlexi.com

2. SERVED BY UNITED STATES MAIL: On **June 21, 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 **June 21, 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.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

June 21, 2024	Lisa Masse	/s/ Lisa Masse
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>