

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>RON BENDER (SBN 143364) JEFFREY S. KWONG (SBN 288239) LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, CA 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: rb@lnbyg.com; jsk@lnbyg.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David K. Gottlieb, Ch. 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>PHILIP M. LAWRENCE, II</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:23-bk-11082-VK CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 10/10/2024</p>	<p>Time: 1:30 pm</p>
<p>Location: Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 09/26/2024

Description of property to be sold:
Real property located at: 9639 Amigo Avenue, Northridge, CA 91324 (the "Northridge Property" or "Property")

Terms and conditions of sale:
See attachment.

Proposed sale price: \$ 1,160,000.00

Overbid procedure (if any): See attachment.

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

The proposed sale is free and clear of the lien and interests of the Los Angeles County Treasurer and Tax Collector Assessor's Office, City of Los Angeles, Internal Revenue Service, and the California Franchise Tax Board.

Hearing Date: October 10, 2024

Time: 1:30 pm

Location: Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA 91367

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

JEFFREY S. KWONG
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.
2818 La Cienega Avenue
Los Angeles, CA 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: jsk@lnbyg.com

Date: 09/19/2024

Terms and Conditions of the Sale

- Purchaser: Duong Thai Vu and Truc Vy Thi Thanh Nguyen (collectively, the “Purchaser”)
- Purchase Price: \$1,160,000 (the “Purchase Price”), subject to overbid with the Purchase Price being all cash with no financing or appraisal contingency;
- Condition of Northridge Property: Northridge Property purchased “as is where is” without any representations or warranties of any kind with no inspection contingency; and
- Brokers’ Commissions¹: 3.5%.

Bidding Procedures

(1) any person interested in submitting an overbid on the Northridge Property must attend the hearing on the sale 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 at least \$25,000 above the Purchase Price (*i.e.*, \$1,160,000), with each additional bid in increments of \$10,000 or any figure that is wholly divisible by \$10,000; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee’s counsel by way of cashier’s check made payable to “David K. Gottlieb, Chapter 7 Trustee” in the amount of \$59,800 (*i.e.*, 3% of the Purchase Price plus the initial overbid amount, the “Deposit”) and proof of ability to close unconditionally in a form acceptable to the Trustee at least seven calendar days prior to the hearing on the sale motion; (4) overbidders must purchase the Northridge Property on the same terms and conditions as the Purchaser (other than the increased purchase price as approved by the Court); (5) the Deposit of the successful overbidder shall be deemed forfeited and non-refundable if such party is thereafter unable to complete the purchase of the Northridge Property within 15 calendar days following the date of entry of a bankruptcy court order approving the sale; and, (6) in the event the successful overbidder cannot timely complete its purchase of the Northridge Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder (or to an alternative buyer if there is no other remaining bidder) and retain the defaulting party’s deposit as liquidated damages.

¹ Although the Broker’s employment application provided that the requested 4% commission will be shared equally between the Estate’s Broker and the Purchaser’s broker, the broker for the Purchaser has agreed to reduce its commission from 2% to 1.5%.

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 **September 19, 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:

- Jessica L Bagdanov jbagdanov@bg.law, ecf@bg.law
- Ron Bender rb@lnbyg.com
- Katherine Bunker kate.bunker@usdoj.gov
- David Keith Gottlieb (TR) dkgrustee@dkgallc.com, dgottlieb@iq7technology.com, rjohnson@dkgallc.com, akuras@dkgallc.com; ecf.alert+Gottlieb@titlexi.com
- Alan A Greenberg AGreenberg@GGTrialLaw.com, LRodriguez@GGTrialLaw.com
- Matthew C. Heyn Matthew.Heyn@doj.ca.gov, mcheyn@outlook.com
- Sheryl K Ith sith@cookseylaw.com
- Lance N Jurich ljurich@loeb.com, pmatsuda@loeb.com; ladocket@loeb.com; ljurich@ecf.courtdrive.com; fmckeown@loeb.com
- Jason B Komorsky ecf@bg.law, jkomorsky@bg.law
- Claire-Lise Kutlay ckutlay@ggtrallaw.com, tpatton@ggtrallaw.com
- Jeffrey S Kwong jsk@lnbyg.com, jsk@ecf.inforuptcy.com
- Steven T Lowe steven@lowelaw.com
- Elissa Miller elissa.miller@gmlaw.com, emillersk@ecf.courtdrive.com; cheryl.caldwell@gmlaw.com
- Steven A Morris morris@quantumlawgroup.com, gsuchniak@quantumlawgroup.com, mbigaud@quantumlawgroup.com, deer@quantumlawgroup.com
- Lorenzo Nunez CSBK@GMFINANCIAL.COM
- David L Oberg david@oberglawapc.com
- Madison B Oberg madison@oberglawapc.com
- Matthew D. Resnik matt@rhmfirm.com, roksana@rhmfirm.com; rosario@rhmfirm.com; sloan@rhmfirm.com; priscilla@rhmfirm.com; rebecca@rhmfirm.com; david@rhmfirm.com; susie@rhmfirm.com; max@rhmfirm.com; russ@s@rhmfirm.com; nina@rhmfirm.com; gabriela@rhmfirm.com
- Gregory A Rougeau grougeau@brlawfs.com
- Charles Shamash cs@locs.com, generalbox@locs.com
- Wendy Thomas wendyt@ttelawgroup.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- Herlinda Rebeca Vasquez rebecavasquezesq@gmail.com
- Robert M Yaspan court@yaspanlaw.com, tmenachian@yaspanlaw.com

2. SERVED BY UNITED STATES MAIL: On **September 19, 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.

1 Hon. Victoria Kaufman
2 United States Bankruptcy Court
3 21041 Burbank Boulevard, Suite 354 / Courtroom 301
4 Woodland Hills, CA 9136

Service information continued on attached page

5 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
6 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
7 on **September 19, 2024**, I served the following persons and/or entities by personal delivery, overnight
8 mail service, or (for those who consented in writing to such service method), by facsimile transmission
9 and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or
10 overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

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

September 19, 2024	Lisa Masse	/s/ Lisa Masse
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>

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