

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Elissa D. Miller (CA Bar No. 120029) emiller@sulmeyerlaw.com SulmeyerKupetz a Professional Corporation 333 South Grand Ave, Suite 3400 Los Angeles, CA 90071 Telephone: 213-626-2311 Fax: 213-629-4520		
☐ Individual appearing without attorney ☒ Attorney for: Carolyn A. Dye, Chapter 7 Trustee		
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION		
In re: Hidden Creek Ranch, LLC, Debtor(s).		CASE NO.: 2:20-bk-13673-SK CHAPTER: 7
		(Amended) NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: September 15, 2021		Time: 9:00 a.m.
Location: Courtroom 1575 – Via Zoom		

Type of Sale: ☒ Public ☐ Private

Last date to file objections: September 1, 2021

Description of property to be sold:

Undeveloped real property commonly known as 9277 Elben Pl. Sun Valley, CA 91352, Assessor's parcel nos.: 2545-022-002, 2545-022-003 and 2545-022-004 (the "Property")

Terms and conditions of sale:

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Motion for Sale on file with the Court

Sale subject to overbid – see below

Proposed sale price: \$815,000

Overbid procedure (if any):

\$25,050 deposit plus proof of funds to qualify; bidder must agree in writing to terms of purchase agreement attached to Motion; First overbid to be no less than \$835,000 with next overbid to be \$840,000. Subsequent overbids in increments of \$5,000. Deposit is non-refundable if bid is accepted and approved by Court; No contingencies. Deposit, proof of funds and agreement to be bound by purchase agreement to be delivered to counsel for Trustee at 333 South Grand Avenue, Suite 3400, Los Angeles, CA 90071

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

September 15, 2021, 9:00 a.m.

Courtroom 1575

255 E. Temple Street

Los Angeles, CA 90012

Hearing likely to be held by Zoom. Qualified overbidders should contact counsel for Trustee or Broker for information the afternoon on the day prior to the hearing.

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

Elissa D. Miller

emiller@sulmeyerlaw.com

SulmeyerKupetz

A Professional Corporation

333 South Grand Avenue, Suite 3400

Los Angeles, California 90071

Telephone: 213.626.2311

Facsimile: 213.629.4520

Date: 8/26/2021



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:

333 South Grand Avenue, Suite 3400, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **(AMENDED) 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)* 8/26/2021, 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:

- **Richard A Brownstein** rbrownstein@lbinsolvency.com, dhaberbush@lbinsolvency.com;vhhaberbush@lbinsolvency.com;jborin@lbinsolvency.com;abostic@lbinsolvency.com;haberbusshassistant@lbinsolvency.com
- **Carolyn A Dye (TR)** trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
- **Alan W Forsley** alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com
- **Noreen A Madoyan** Noreen.Madoyan@usdoj.gov
- **Ron Maroko** ron.maroko@usdoj.gov
- **Edmond Richard McGuire** ermlawgroupcmecf@gmail.com,R60691@notify.bestcase.com
- **Elissa Miller** emiller@sulmeyerlaw.com, emillersk@ecf.inforuptcy.com;ccaldwell@sulmeyerlaw.com
- **Michael R Totaro** Ocbkatty@aol.com
- **United States Trustee (LA)** ustpreregion16.la.ecf@usdoj.gov
- **Claire K Wu** claire.wu@pillsburylaw.com, mviramontes@sulmeyerlaw.com;ckwu@ecf.courtdrive.com;ckwu@ecf.inforuptcy.com;kfiles@sulmeyerlaw.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* _____, 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 *(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.

☐ 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.

August 26, 2021
Date

Cheryl Caldwell
Printed Name

/s/ Cheryl Caldwell
Signature

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Elissa D. Miller (CA Bar No. 120029_ emiller@sulmeyerlaw.com SulmeyerKupetz a Professional Corporation 333 South Grand Ave, Suite 3400 Los Angeles, CA 90071 Telephone: 213-626-2311 Fax: 213-629-4520		
☐ Individual appearing without attorney ☒ Attorney for: Carolyn A. Dye, Chapter 7 Trustee		
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Courtroom 1575

255 E. Temple Street

Los Angeles, CA 90012

Hearing likely to be held by Zoom. Qualified overbidders should contact counsel for Trustee or Broker for information the afternoon on the day prior to the hearing.

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Elissa D. Miller

emiller@sulmeyerlaw.com

SulmeyerKupetz

A Professional Corporation

333 South Grand Avenue, Suite 3400

Los Angeles, California 90071

Telephone: 213.626.2311

Facsimile: 213.629.4520

Date: 8/25/2021



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I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

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- **Carolyn A Dye (TR)** trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
- **Alan W Forsley** alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com
- **Noreen A Madoyan** Noreen.Madoyan@usdoj.gov
- **Ron Maroko** ron.maroko@usdoj.gov
- **Edmond Richard McGuire** ermlawgroupcmecf@gmail.com,R60691@notify.bestcase.com
- **Elissa Miller** emiller@sulmeyerlaw.com, emillersk@ecf.inforuptcy.com;ccaldwell@sulmeyerlaw.com
- **Michael R Totaro** Ocbkatty@aol.com
- **United States Trustee (LA)** ustpreregion16.la.ecf@usdoj.gov
- **Claire K Wu** claire.wu@pillsburylaw.com, mviramontes@sulmeyerlaw.com;ckwu@ecf.courtdrive.com;ckwu@ecf.inforuptcy.com;kfiles@sulmeyerlaw.com

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☐ 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.

August 25, 2021
Date

Cheryl Caldwell
Printed Name

/s/ Cheryl Caldwell
Signature

SERVICE LIST

Debtor

Hidden Creek Ranch, LLC
8209A Foothill Blvd. #700
Sunland, CA 91040-2840

All Creditors and Interested Parties

Clean Energyz, LLC
235 E. Broadway
Suite 800
Long Beach, CA 90802-7805

Clean Energyz LLC
c/o Ahava Amenraa, Agent for Service of Process
235 E. Broadway #800
Long Beach, CA 90802

MVP Commercial Investment Real Estate
13274 Fiju Way, Suite 100
Marina Del Rey, CA 90292-4839

Kacey Gwangjoon Ko and
Yongho Shin Ko
6817 Apperson St.
Tujunga, CA 91042-2017

Andrew Nowaczek & Audrey Nowaczek
10050 Wornom
Sunland, CA 91040-1540

Barlit Consulting, Inc.
10010 Helen Ave.
Sunland, CA 91040-1328

Franchise Tax Board
Bankruptcy Section MS A340
PO BOX 2952
Sacramento CA 95812-2952

GM Engineering, Inc
6634 Valjean Ave.
Van Nuys, CA 91406-5816

Los Angeles County Treasurer And Tax Collector
Attn Bankruptcy Unit
PO Box 54110
Los Angeles CA 90054-0110

Pavel Ivanov
1509 N. Crescent Heights Blvd. #6
West Hollywood, CA 90046-2425

Pavel Ivanov AIA Inc
c/o Fredman Lieberman Pearl LLP
1875 Century Park East Ste 2230
Los Angeles CA 90067-2522

ProBuild Company, LLC dba Dixieline Lumber Co.
c/o Law Offices of Michael S. Townsend
3925 D Claremont Mesa Blvd., Ste. 456
San Diego, CA 92117

City of Los Angeles
Department of Building and Safety
Financial Services Division
201 N. Figueroa Street, 7th Floor
Los Angeles, CA 90012

LEA Accountancy, LLP
3435 Wilshire Boulevard
Suite 990
Los Angeles, CA 90010-1998

