

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>THOMPSON COBURN LLP RICHARD G. REINIS, CSB 45811 rreinis@thompsoncoburn.com DAVID A. WARFIELD, (PRO HAC VICE) dwarfield@thompsoncoburn.com 2029 Century Park East, 19th Floor Los Angeles, CA 90067 Phone: (310) 282-2500 / Fax: (310) 282-2501</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sultan Financial Corporation</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>Sultan Financial Corporation</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:18-bk-18021-ER CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 10/24/2018</p>	<p>Time: 10:00 am</p>
<p>Location: United States Bankruptcy Court, 255 East Temple Street, Los Angeles, California 90012, Courtroom 1568</p>	

Type of Sale: Public Private **Last date to file objections:** 10/17/2018

Description of property to be sold: Substantially all of its assets of Debtor

Aaron's Inc. is purchasing substantially all assets of Debtor and assuming the leases of 15 of the Debtor's 16 store locations.

Terms and conditions of sale: Private sale to franchisor, Aaron's, Inc.
The sale to Aaron's does not contemplate an auction or other bidding process, as the Debtor has not been contacted by any potential overbidder, and has been unable to identify an alternative purchaser, and the value of the Debtor's business on a going concern basis is premised on continued use of the Aaron's marks and systems, which cannot be utilized by an alternative purchaser without the consent of Aaron's with anticipated closing on 11/9/2018.

Proposed sale price: \$ 13,000,000.00

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): None.

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

Assets will be sold free and clear of liens and other interests with the proceeds from the sale being paid to secured creditor, Zions Bancorporation, N.A., d/b/a California Bank & Trust. The purchase price of \$13,000,000.00 plus \$400,000.00 paid out of cash collateral will be paid Zions Bancorporation, N.A., d/b/a California Bank & Trust for the release of the liens.

The hearing will be held on October 24, 2018, at 10:00 a.m. at Courtroom 1568, Roybal Federal Building, 255 E. Temple Street, Los Angeles CA 90012.

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

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Los Angeles, CA 90067
Phone: (310) 282-2500 / Fax: (310) 282-2501

Date: 10/04/2018

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:
Brian Hockett, Thompson Coburn LLP, One U.S. Bank Plaza, St. Louis, MO 63101

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) 10/04/2018, 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) 10/04/2018, 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.

Office of the U.S. Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017

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) 10/04/2018, 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.

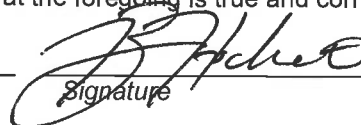
Hon. Ernest M. Robles, U.S. Bankruptcy Judge, 255 East Temple Street, Suite 1560, Los Angeles, CA 90012

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.

10/04/2018
Date

Brian Hockett
Printed Name


Signature

CM/ECF Notice List

- Jeffrey E Bjork on behalf of Creditor Aaron's, Inc. jeff.bjork@lw.com, jeff-bjork-1201@ecf.pacerpro.com
- Dennis A Dressler on behalf of Creditor Isuzu Finance of America, Inc. ddressler@dresslerpeters.com
- Daniel A Higson on behalf of Interested Party Daniel A. Higson dlhigson@hathawaylawfirm.com, higsondr45866@notify.bestcase.com; ljensen@hathawaylawfirm.com; jmalone@hathawaylawfirm.com; dacevedo@hathawaylawfirm.com; bmmcmurdo@hathawaylawfirm.com; jhiguera@hathawaylawfirm.com
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- Anthony J Napolitano on behalf of Creditor ZB, N.A. dba California Bank & Trust anapolitano@buchalter.com, IFS_filing@buchalter.com; salarcon@buchalter.com
- Eric S Pezold on behalf of Interested Party WELLS FARGO BANK, N.A. epezold@swlaw.com, scrip@swlaw.com
- Russell W Reynolds on behalf of Creditor Maria Lemus rreynolds@ch-law.com
- Andrew Still on behalf of Interested Party WELLS FARGO BANK, N.A. astill@swlaw.com, kcollins@swlaw.com
- Brad S Sures on behalf of Creditor c/o Lee & Associates Barstow Town Square, LLC brad@sureslaw.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Hatty K Yip on behalf of U.S. Trustee United States Trustee (LA) hatty.yip@usdoj.gov

Label Matrix for local noticing

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Isuzu Finance of America, Inc.

0973-2

Attn. Robert Kamerschen

c/o Dennis A. Dressler

Case 2:18-bk-18021-ER

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Dressler Peters, LLC

Central District of California

Ste 300

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Los Angeles

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Ste. 200

Wed Oct 3 14:58:18 PDT 2018

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Los Angeles Division

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Snell & Wilmer

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600 Anton Blvd., Suite 1400

Los Angeles, CA 90012-3332

Los Angeles, CA 90015

Costa Mesa, CA 92626-7689

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APRO

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c/o MG Development Company

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Santa Monica, CA 90403-4835

AT&T

AT&T Mobility

Aaron Rents, Inc.

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PO Box 6463

309 E. Paces Ferry Rod

Carol Stream, IL 60197-5014

Carol Stream, IL 60197-6463

Atlanta, GA 30305-2377

Abilita

American Arbitration Association

American Express

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13727 Noel Road, Suite 700

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Dallas, TX 75240-2000

Los Angeles, CA 90096-8000

American Express National Bank

Anthony Napolitano

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Au Zone Santa Ana, LLC

Badasci Tire Company

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NewMark Merrill Companies

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Bakersfield FARP

Bakersfield Partnership

Bank of America

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P.O. Box 15796

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Barstow Town Square, LLC

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c/o MyFleetCenter

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Victorville, CA 92392-2300

Mazomanie WI 53560

Blair Ag Services, Inc.

Bulldog Alarm Company

Burrtec Waste Industries, Inc.

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5730 N. First Street

PO Box 5938

Selma, CA 93662-2622

105-424

Buena Park, CA 90622-5938

Fresno, CA 93710-6200

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Charlotte NC 28217-5500

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PO Box 60599
City of Industry CA 91716-0599City of Fresno Utilities Billing
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Campbell, CA 95008-0247Department of Motor Vehicles
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Compton, CA 90221-5578Douglas Emmett 1997, LLC
c/o Douglas Emmett Management, LLC
Director of Property Management
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William Fedde/Mary Fedde Rev. Trust
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Fresno, CA 93720-3640

Woodhaven Furniture Industries
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Atlanta, GA 30368-6375

Yucaipa Valley Acres LLC
S Scott Carruthers, ESQ
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Stanton CA 90680-3215

Yucaipa Valley Acres, LLC
c/o Quong Enterprises
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San Luis Obispo, CA 93401-7017

ZB, N.A, d/b/a Cal. Bank & Trust
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Woodland Hills, CA 91367-6470

Zions Credit Corp
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Salt Lake City, UT 84126-0536

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1300
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The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

IPFS Corporation
P.O. Box 730223
Dallas, TX 75373

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

(u)Dady & Gardner P.A.

(u)ZB, N.A. dba California Bank & Trust

(d)Aaron's Inc.
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Atlanta, GA 30339-3182

(d)Mid Valley Disposal
PO Box 12227
Fresno, CA 93777-2227

(d)Randall C. Sultan
204 Glenroy Place
Los Angeles, CA 90049-2420

(u)Shred-It
28883 Network Place
IL 60672-1288

(d)Varday Alexander
c/o Grham Hollis
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San Diego, CA 92103-5015

End of Label Matrix
Mailable recipients 157
Bypassed recipients 8
Total 165

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Los Angeles, CA 90012

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