

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Howard M. Ehrenberg (CA Bar No. 125527) howard.ehrenberg@gmlaw.com Steve Burnell (CA Bar No. 286557) steve.burnell@gmlaw.com GREENSPOON MARDER LLP 1875 Century Park East, Suite 1900 Los Angeles, CA 90067 Telephone: 213.626.2311 Facsimile: 954.771.9264</p> <p><input type="checkbox"/> Individual <i>appearing without an attorney</i> <input checked="" type="checkbox"/> Attorney for: David K. Gottlieb, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p>	
<p>In re:</p> <p>PIERRICK BRILLOUET and YONG CHU KIM- BRILLOUET,</p> <p style="text-align: right;">Debtor(s)</p>	<p>CASE NO.: 1:19-bk-11657-MB CHAPTER: 7</p> <p>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: MOTION TO APPROVE THE SALE OF THE ESTATE'S INTEREST IN REAL PROPERTY LOCATED 19222 ROSCOE BOULEVARD, NORTHRIDGE, CA 91324, FREE AND CLEAR OF LIENS, CLAIMS, AND ENCUMBRANCES, AND PARTIALLY DENYING RELATED RELIEF</p>

PLEASE TAKE NOTE that the order titled **ORDER GRANTING MOTION TO APPROVE THE SALE OF THE ESTATE'S INTEREST IN REAL PROPERTY LOCATED 19222 ROSCOE BOULEVARD, NORTHRIDGE, CA 91324, FREE AND CLEAR OF LIENS, CLAIMS, AND ENCUMBRANCES, AND PARTIALLY DENYING RELATED RELIEF** was lodged on (date) December 5, 2025 and is attached. This order relates to the motion which is docket number 924.

Per Judge Barash's procedures, and pursuant to LBR 9021-1(b)(3)(B), any party opposing the form of the attached proposed order "must, within **3 days** after service of a copy of a proposed order prepared under this rule, file and serve a written objection to the form of the order, setting forth the grounds therefor."

The failure to timely file an objection to the form of the proposed order "may, in the court's discretion, constitute a waiver of any defects in the form of the order." LBR 9021-1(b)(3)(B).

EXHIBIT A

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Chapter 7 Trustee

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

In re:

PIERRICK BRILLOUET and YONG CHU
KIM-BRILLOUET,

Debtors.

Case No. 1:19-bk-11657-MB

Chapter 7

**ORDER GRANTING MOTION TO
APPROVE THE SALE OF THE ESTATE'S
INTEREST IN REAL PROPERTY
LOCATED 19222 ROSCOE BOULEVARD,
NORTHRIDGE, CA 91324, FREE AND
CLEAR OF LIENS, CLAIMS, AND
ENCUMBRANCES, AND PARTIALLY
DENYING RELATED RELIEF**

Related to Docket no. 924

Hearing Information:

Date: October 21, 2025

Time: 11:00 a.m.

Place: Courtroom 303

21041 Burbank Boulevard
Woodland Hills, CA 91367
And Via Zoom

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On October 21, 2025 at 11:00 a.m., the *Motion To Approve The Sale Of The Estate's Interest In Real Property Located 19222 Roscoe Boulevard, Northridge, CA 91324, Free And Clear Of Liens, Claims, And Encumbrances, And Related Relief* ("Motion") [Docket no. 924] filed by David K. Gottlieb, the Chapter 7 trustee ("Trustee") for the bankruptcy estate ("Estate") of the debtors Pierrick Brillouet and Yong Chu-Kim Brillouet (collectively, "Debtors"), came on regularly for hearing ("Hearing") before the Honorable Martin R. Barash, United States Bankruptcy Judge, presiding.

Appearances were as noted on the record. The Court, having considered the Motion and all supporting pleadings [Docket nos. 925-927], the response filed in support of the Motion by Judgment Creditors (defined below) [Docket no. 932], and the opposition filed by Debtors [Docket nos. 945], the arguments and statements made on the record during the Hearing, the record in this case and all facts and documents that are judicially noticeable, and finding that notice was proper, and for the reasons stated in the Court's Findings of Fact and Conclusions of Law on the record, and good cause appearing therefor,

IT IS HEREBY ORDERED:

1. The Motion is granted.
2. Debtors' opposition to the Motion is overruled.
3. The Purchase Agreement attached to the Motion as Exhibit 1 is approved.
4. The Overbid Procedures set forth in the Motion are approved.
5. Pursuant to 11 U.S.C. §§ 363(b) and 704, Trustee is hereby authorized to sell ("Sale") the Estate's rights, title and interest in that real property commonly known as 19222 Roscoe Boulevard, Northridge, CA 91324 ("Property") (APN 2104-001-003) to Mannat estate LLC ("Buyer") for \$850,000.00 ("Purchase Price"). The Purchase Price was subject to overbid and no overbids were received. The Purchase Price is hereby deemed to be the highest and best offer received by Trustee for the Property.
6. The Property is hereby sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations, express or implied, of any kind.

7. The Property is legally described as follows:

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

Lot 3 of Tract No. 11736, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded May 31, 1939 in Book 217, Page(s) 39 to 41 Inclusive, of Maps, in the Office of the County Recorder of Los Angeles County.

Except all minerals, gas, oils, petroleum, coal and other hydrocarbon substances In or under said land as to that portion lying below a depth of 500 feet from the surface of said land, and without right of entry at the surface thereof, together with all rights granted, demised, leased and let to Richfield Oil Corporation, by the Oil and Gas Lease recorded In Book 36763, Page 220, of Official Records, as reserved in the Deed from Morton Greene Builders, Inc., a Corporation, recorded February 21, 1952, in Book 38305, Page 130, of Official Records.

APN: 2104-001-003.

8. Pursuant to 11 U.S.C. § 363(f), the Property is hereby sold free and clear of the following liens, claims, and interests, other than liens for future unpaid property taxes:

(a) *Notice Of Pendency Of Action (Lis Pendens)*, recorded by Coastline RE Holdings Corp. and Pacific Western Bank on May 5, 2016 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20160516574;

(b) *Homestead Declaration*, recorded by Pierrick Brillouet on September 22, 2017 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20171090450;

(c) *Declaration of Homestead*, recorded by Pierrick Brillouet and Yong C. Kim Brillouet on June 9, 2023 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20230379479;

(d) *Notice Of Pending Lien*, recorded by the City of Los Angeles on August 24, 2023 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20230562930;

(e) *Notice Of Power To Sell Tax-Defaulted Property*, recorded by Los

Angles County Treasurer and Tax Collector on September 20, 2023, in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20230627573;

(f) *Abstract Of Judgment- Civil And Small Claims*, recorded by Emidgia Clorinda Barreto on May 2, 2014 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20140458740;

(g) *Judgment*, recorded by Coastline RE Holdings Corp. on October 30, 2015 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20151336498;

(h) *Abstract Of Judgment- Civil And Small Claims*, recorded by Coastline RE Holdings Corp. on November 6, 2015 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20151366515;

(i) *Abstract Of Judgment- Civil And Small Claims*, recorded by Coastline RE Holdings Corp. on November 23, 2015 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20151471255;

(j) *Abstract Of Judgment- Civil And Small Claims*, recorded by Pacific Western Bank, R.E.F.S., Inc., and Coastline RE Holdings Corp. on February 2, 2016 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20160121046;

(k) *Abstract Of Judgment- Civil And Small Claims*, recorded by Pacific Western Bank, R.E.F.S., Inc., and Coastline RE Holdings Corp. on April 7, 2016 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20160388177;

(l) *Abstract Of Judgment- Civil And Small Claims*, recorded by Coastline RE Holdings Corp. on April 27, 2016 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20160479003;

(m) *Order Granting Motion of Plaintiff Coastline RE Holdings Corp. For Award of Attorneys' Fees on Appeal* recorded by Coastline RE Holdings Corp. on January 8, 2018 in the Official Records of the Los Angeles County's Recorder's Office,

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instrument no. 20180023255;

(n) *Abstract Of Judgment- Civil And Small Claims*, recorded by Coastline RE Holdings Corp. on January 29, 2018 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20180092033;

(o) *Abstract Of Judgment- Civil And Small Claims*, recorded by Elavon, Inc. on September 20, 2018 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20180965911;

(p) *Abstract Of Judgment- Civil And Small Claims*, recorded by the City of Los Angeles on March 13, 2014 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20140256862;

(q) *Application For and Renewal Of Judgment*, recorded by Coastline RE Holdings Corp. on September 18, 2025 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20250644717; and

(r) *Application For And Renewal Of Judgment*, recorded by Pacific Western Bank, successor by merger to First California Bank and Coastline RE Holdings, Corp. on November 25, 2025 in the Official Records of the Los Angeles County Recorder's Office, instrument no. 20250847243.

9. Pursuant to 11 U.S.C. § 363(f), the Property is hereby sold free and clear of the judgment liens referenced in the *Certified Copy Of Judgment*, recorded by Coastline RE Holdings Corp. and Pacific Western Bank on January 18, 2018 in the Official Records of the Los Angeles County's Recorder's Office, instrument no. 20180054254. The remaining portion of the *Certified Copy Of Judgment* will remain on title record of the Property (i.e., the setting aside, annulling, and voiding of instruments no. 20110304642 and 20151305836 recorded in the Official Records of the Los Angeles Country's Recorder's Office).

10. The recording of this order with the Los Angeles County Recorder's Office shall constitute a discharge, termination and cancellation of all liens and encumbrances as set forth in this order under 11 U.S.C. §§ 105, 363(b), and 363(f) , without

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1 the need for re-conveyances or releases of said liens and encumbrances.

2 11. Banc of California, successor by merger to Pacific Western Bank, and
3 Coastline RE Holdings Corp. (collectively, "Judgment Creditors") are hereby granted a
4 replacement lien on the sale proceeds pursuant to 11 U.S.C. § 363(e) and subject to the
5 terms of the Court approved Carveout Agreement (as defined in the Motion) between
6 Trustee and Judgment Creditors.

7 12. Buyer is hereby deemed to be a good faith purchaser pursuant to 11
8 U.S.C. §363(m).

9 13. Trustee's request for waiver of the fourteen-day stay proscribed by
10 Federal Rule of Bankruptcy Procedure 6004(h) is hereby denied.

11 14. Trustee is hereby authorized to pay the costs of the Sale, including
12 closing costs, any outstanding property taxes, and real estate commissions of 5% of the
13 Purchase Price to Trustee's real estate broker on a final basis. After payment of the costs of
14 the Sale, Trustee is ordered to hold all remaining net sale proceeds, including the Estate's
15 carveout of \$275,000, in Trustee's client trust account or escrow, pending further order of the
16 Court.

17 15. The maximum amount of Debtors' homestead exemption in the
18 Property, if any, under California Code of Civil Procedure § 704.730 in effect on Debtors'
19 petition date shall be no more than \$175,000.00. Debtors' ultimate entitlement to the
20 homestead exemption remains subject to further order of the Court.

21 16. Trustee is authorized to take any and all actions and execute such
22 documents as necessary or appropriate to effectuate the terms of the Sale.

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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:
1875 Century Park East, Ste. 1900, Los Angeles, CA 90067.

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** 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)* December 5, 2025, 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 L Antognini** rlalawyer@yahoo.com, rlalawyer@yahoo.com
- **Shraddha Bharatia** notices@becket-lee.com
- **Steve Burnell** Steve.Burnell@gmlaw.com, sburnell@ecf.courtdrive.com; sburnell@ecf.inforuptcy.com; cheryl.caldwell@gmlaw.com; denise.walker@gmlaw.com
- **Russell Clementson** russell.clementson@usdoj.gov
- **Howard M Ehrenberg** Howard.Ehrenberg@gmlaw.com, hehrenberg@ecf.courtdrive.com; hehrenberg@ecf.inforuptcy.com; Karen.Files@gmlaw.com; denise.walker@gmlaw.com
- **David Keith Gottlieb (TR)** dkgtrustee@dkgallc.com, dgottlieb@iq7technology.com, rjohnson@dkgallc.com, akuras@dkgallc.com; ecf.alert+Gottlieb@titlexi.com
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- **Valerie Smith** claims@recoverycorp.com
- **Luis A Solorzano** ls@gobklaw.com, go@ecf.inforuptcy.com; go@gobklaw.com; orantesgr89122@notify.bestcase.com
- **Harsha Somani** harsha.somani@aisinfo.com
- **Shubham Tandlekar** shubham.tandlekar@aisinfo.com
- **United States Trustee (SV)** ustpregion16.wh.ecf@usdoj.gov

☐ 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.

12/05/25

Date

Patricia Dillamar

Printed Name

/s/ Patricia Dillamar

Signature