

**In RE: ARRAKIS LLC  
United States  
Bankruptcy Court for the  
Western District of  
Pennsylvania  
Bankruptcy Case No:  
24-22322**

**NOTICE OF SALE OF THE  
DEBTOR'S REAL PROPERTY**  
**PLEASE TAKE NOTICE THAT**  
Arrakis LLC (the Debtor) is  
selling the following Real  
Property located at 820 East  
Ohio Street, Pittsburgh, PA  
15212, identified as Allegheny  
County, Pennsylvania Tax  
Parcel Nos. 0024-N-  
00165-0000-00 and 0024-N-  
00195-0000-00, and all  
personal property of the  
Debtor (the Property) pursuant  
to the Motion [Doc. No. 7] filed  
on September 20, 2024.  
Additional information can be  
found on the Court's  
Electronic Access to Sale  
Information site (EASI) at  
<https://www.pawb.uscourts.gov/easi.htm> Pursuant to  
the Bid Procedures [Doc. No.  
44], each Qualified Bidder shall  
be invited to participate in an  
auction (the Auction) at the  
offices of counsel of the  
Debtor, Bernstein-Burkley, P.C.,  
601 Grant Street, 9th Floor,  
Pittsburgh PA 15219, which  
shall commence at 10:30 a.m.  
(prevailing Eastern Time) on  
November 22, 2024. Any party  
interested in submitting a  
competing bid should contact  
Kirk B. Burkley & Gus Kallergis,  
601 Grant Street, 9th Floor,  
Pittsburgh PA 15219 or via  
email at  
[kburkley@bernsteinlaw.com](mailto:kburkley@bernsteinlaw.com)  
or  
[gkalleris@bernsteinlaw.com](mailto:gkalleris@bernsteinlaw.com).

**NOTICE IS GIVEN THAT** a  
Sale Hearing has been  
scheduled for December 13,  
2024, at 10:00 a.m. before the  
Honorable Judge Gregory L.  
Taddonio in Courtroom A,  
54th Floor U.S. Steel Tower,  
600 Grant Street, Pittsburgh,  
PA 15219. Additional  
information is available by  
contacting the Attorneys for  
Arrakis LLC - BERNSTEIN-  
BURKLEY, P.C., Kirk B. Burkley,  
Esq. & Gus Kallergis, Esq., 601  
Grant Street, 9th Floor,  
Pittsburgh, PA 15219, T:  
(412)456-8100, F:  
(412)456-8135,  
[kburkley@bernsteinlaw.com](mailto:kburkley@bernsteinlaw.com)  
[gkalleris@bernsteinlaw.com](mailto:gkalleris@bernsteinlaw.com)