

**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) or [gkalleris@bernsteinlaw.com](mailto:gkalleris@bernsteinlaw.com)