

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Michael Y. Lo, Esq. #101702 Jonathan Lo, Esq. #305306 Law Offices of Michael Y. Lo 506 North Garfield Avenue, #280 Alhambra, CA 91801 Telephone: (626)289-8838 Fax:(626)380-3333 bklolaw@gmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Fang Ya Zhao</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p style="text-align: center;">Fang Ya Zhao</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:15-bk-18370-DS CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 11/30/2016</p>	<p><b>Time:</b> 2:00 pm</p>
<p><b>Location:</b> Courtroom 1339, United States Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012</p>	

Type of Sale:  Public  Private      Last date to file objections: 11/16/2016

**Description of property to be sold:**  
80 SYCAMORE LN, BRADBURY CA 91008

**Terms and conditions of sale:**  
The terms and conditions of the proposed sale, including the price and all contingencies.

**Proposed sale price:** \$ 5,362,500.00

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):** N/A

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

Yes, the property is to be sold free and clear of liens or other interests.

Date: 11/30/2016

Time: 2:00 p.m.

Location of hearing: Courtroom 1339, United States Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012

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

Suzie Koo, Realtor for Debtor  
REMAX OMEGA - SKG Group  
1225 S Baldwin Ave., Arcadia, CA 91007  
Telephone: 626-712-9292  
Fax: 626-371-9225  
Email: suzieqkoo08@gmail.com

Date: 10/27/2016

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

## 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:

506 N. Garfield Ave., Suite 280  
Alhambra, CA 91801

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) 10/31/2016, 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:

United States Trustee (LA): ustpreion16.la.ecf@usdoj.gov;  
Kenneth G Lau: kenneth.g.lau@usdoj.gov;  
JPMorgan Chase Bank, National Association c/o Kristin A Zilberstein of McCarthy & Holthus LLP:  
bknotice@mccarthyholthus.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 10/31/2016, 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.

Honorable Deborah J. Saltzman  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1334  
Los Angeles, CA 90012

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.

10/31/2016  
Date

Stephanie Szu  
Printed Name

/s/Stephanie Szu  
Signature

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**SERVICE LIST**

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**HOLDERS OF SECURED CLAIMS**

*Proof of claim 5 Address*  
JPMorgan Chase Bank, National Association  
Chase Records Center  
Attn: Correspondence Mail  
Mail Code LA4-5555  
700 Kansas Lane  
Monroe, LA 71203

*Proof of claim 3 Address*  
Infiniti Financial Services  
POB 660366  
Dallas, TX 75266-0366

**UNSECURED PRIORITY CLAIMS**

*Proof of claim 1 Address*  
Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

INTERNAL REVENUE SERVICE  
300 North Los Angeles Street  
M/S 5022  
Los Angeles, CA 90012

*Proof of claim 4 Address*  
FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
FRANCHISE TAX BOARD  
PO Box 2952  
Sacramento CA 95812-2952

**UNSECURED GENERAL CLAIMS**

*Proof of claim 2 Address*  
American Express Bank, FSB  
C/O Becket and Lee LLP  
POB 3001  
Malvern, PA 19355-0701

*Proof of claim 6 &  
Proof of claim 7 Address*  
Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
1 Home Campus  
3rd Floor  
Des Moines, IA 50328

Chase Bank USA, N.A.  
(FDIC Address)  
201 North Walnut Street  
Wilmington, DE 19801

Mercedes-Benz Financial Services USA LLC  
(nmls consumer access address)  
13650 Heritage Parkway  
Fort Worth, TX 76177

**DEBTOR-IN-POSSESSION**

Fang Ya Zhao,  
80 SYCAMORE LN,  
BRADBURY, CA 91008-1015