Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Thomas H. Casey – Bar No. 138264
Kathleen J. McCarthy – Bar No. 132637
Steve Burnell – Bar No. 286557
LAW OFFICE OF THOMAS H. CASEY, INC.
A PROFESSIONAL CORPORATION
22342 Avenida Empresa, Suite 200
Rancho Santa Margarita, CA 92688
Telephone: (949) 766-8787
Facsimile: (949) 766-9896
Email: TomCasey@tomcaseylaw.com

☐ *Individual appearing without attorney*
☒ *Attorney for:* Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:

DAVID A. SANCHEZ, MD., INC.,

Debtor(s).

CASE NO.: 8:14-bk-14092-TA

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/04/2016	**Time:** 11:00 am
Location: 411 W Fourth Street, Ctrm 5B, Santa Ana CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/20/2016

Description of property to be sold: See Trustee's Motion for Order (1) Authorizing Sale of Estate's Interest in Real Property (1800 N Bush St, Santa Ana, CA) Free and Clear of Liens and Encumbrances Per 11 U.S.C. Sections 363(b) and 363(f) Including Liens of the EDD and IRS, With Disputed Liens to Attach to Sale Proceeds Pending Further Court Order Per 11 U.S.C. Sections 363(b) and (f) and Assignment of Certain Commercial Leases;(2) Approving Overbid Procedures;(3) Approving Compensation of Real Estate Co-Agents ("Sale Motion") on file with the Bankruptcy Court.

Terms and conditions of sale:
See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: $ 1,575,000.00

Overbid procedure (*if any*):

See Sale Motion for full bidding procedures; deadline for submitting overbids is 9/29/2016

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

October 4, 2016 at 11:00 a.m.

U.S. Bankruptcy Court
411 West Fourth Street
Courtroom 5B
Santa Ana, CA 92701

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

Clarence Yoshikane, Prudential California Realty, 2405 McCabe Way, Suite 100, Irvine, CA 92614
(949) 794-5724 (office)
(949) 553-9799 (fax)
(714) 606-5765 (cell)

John Rothwell, Daum Commercial Real Estate, 4400 MacArthur Blvd, Suite 950, Newport Beach, CA 92660
(949) 242-1712 (office)
(949) 242-1072 (fax)

Date: 9/9/16

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:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **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*) **September 9, 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:

- Steve Burnell sburnell@tomcaseylaw.com
- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Joshua R Engle josh@engle-law.com, josh@foremostlaw.com
- Beth Gaschen bgaschen@wgllp.com, kadele@wgllp.com;lfisk@wgllp.com;tziemann@wgllp.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Matthew C. Heyn Matthew.Heyn@doj.ca.gov, mcheyn@outlook.com
- Kathleen J McCarthy lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Randall P Mroczynski randym@cookseylaw.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Michael J. Weiland mweiland@wgllp.com, kadele@wgllp.com;lfisk@wgllp.com;tziemann@wgllp.com
- Joseph M Welch jwelch@buchalter.com, dcyrankowski@buchalter.com;docket@buchalter.com;ahorowitz@buchalter.com

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:
On (*date*) **September 9, 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.

☒ 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.

September 9, 2016 Kathy Driggers
Date *Signature*

SERVED BY U.S. MAIL:

Interested Parties
United States Bankruptcy Court
Attn: Hon. Theodor C. Albert
411 W Fourth St, Suite 5085
Santa Ana CA 92701

Office of the United States Trustee
411 West Fourth St., Ste. 7160
Santa Ana, CA 92701

Debtor
David A. Sanchez, MD, Inc.
1800 N. Bush Street
Santa Ana, CA 92706

1st Trust Deed Holder
Business Lenders
Attn: President
14845 Collection Center Drive
Chicago, IL 60693-0148

Business Lenders LLC
Attn: President
50 State House Square
Hartford, CT 06103

Business Lenders, LLC
Attn: President
150 N. College Street
NC1-028-17-06
Charlotte, NC 28255

Business Lenders, LLC
c/o Registered Agent
818 W Seventh St, Suite 930
Los Angeles CA 90017

2nd Trust Deed Holder
~~Rose Financial~~
~~Attn: President~~
~~1404 East Katella Avenue~~
~~Orange, CA 92867-5037~~

~~JTF Rose, Inc., dba Rose Financial~~
~~Attn: President~~
~~1404 E. Katella Avenue~~
~~Orange, CA 92867~~

JTF Rose, Inc., dba Rose Financial
Attn: President
2811 E. Katella Avenue, Suite 100
Orange, CA 92867-5247

Rose Financial
Agent for Service of Process
Jeff T.F. Rose
5917 E. Wildrose Drive
Orange, CA 92867

Counsel for Rose Financial
Ryan M. Davies, Esq.
17 Ericson Aisle
Irvine, CA 92620

Interested Parties
Clarence T. Yoshikane II
Berkshire Hathaway Home Services
2405 McCabe Way, Suite 100
Irvine, CA 92614

John R. Rothwell
Daum Commercial Real Estate
4400 MacArthur Blvd., Suite 950
Newport Beach, CA 92660

Yousef Beshai
DNJ Properties, LLC, a Limited Liability Company
801 North Harbor Blvd.
Anaheim, CA 92805

Terence J. Moore, Esq.
Moore & Affiliates
1010 North Ross Street, Suite 200
Santa Ana, CA 92701

Erik Thompson
Lee & Associates Commercial Real Estate Services, Inc. – Orange
1004 West Taft Avenue, Suite 150
Orange, CA 92865

Debbie Tognetti, Title Officer
First American Title Insurance Company
4 First American Way
Santa Ana, CA 92707

Jenny Harrigan, Escrow Officer
First American Title Insurance Company
Commercial Escrow Division
4 First American Way
Santa Ana, CA 92707

Donald T. Fife, CPA
Hahn Fife & Company
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101

Heller First Capital Corp.
Attn: Central Documentation Dept.
500 W Monroe St, 31st Floor
Chicago IL 60661

Heller First Capital Corp.
Attn: President
50 Beale Street, Suite 1600
San Francisco CA 94105

Heller First Capital Corp.
Attn: President
635 Maryville Center Dr., Suite 120
St Louis MO 63141

Heller First Capital Corp.
Attn: President
901 Main Ave
Norwalk CT 06851

Heller First Capital Corp.
c/o Registered Agent
CT Corporation System
818 W 7th St, Suite 930
Los Angeles CA 90017

Merrill Lynch Bank USA
Attn: President
15 W. South Temple, Suite 300
Salt Lake City UT 84101

Bank of America
Attn: President
367 Trolley Square
Salt Lake City UT 84102

Bank of America
Attn: President
150 N College St, NC1-028-17-06
Charlotte NC 28255

Bank of America
c/o Registered Agent
818 W Seventh St, Suite 930
Los Angeles CA 90017

Danielle T. Ryan-Praus
Hinckley, Allen & Snyder LLP
20 Church Street
Hartford CT 06103-1221

Corporation Service Company
801 Adlai Stevenson Dr.
Springfield IL 62703

Internal Revenue Service
PO Box 145585, Stop 8420G
Cincinnati OH 45250-5585

County of Orange
Attn: Treasurer-Tax Collector
PO Box 4515
Santa Ana CA 92702-4515

Internal Revenue Service
Department of the Treasury
PO Box 21126
Philadelphia, PA 19114

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

State of California
Franchise Tax Board
Lien Desk
PO Box 2952
Sacramento, CA 95812-2952

State of California
Franchise Tax Board
Special Procedures Section
PO Box 2952
Sacramento, CA 95812-2952

State of California
Employment Development
Department
Central Collection Center Division
MIC 92
PO Box 826880
Sacramento, CA 94280-0001

State of California
Employment Development
Department
Lien Group, MIC 92G
PO Box 826880
Sacramento, CA 94280-0001

Creditors
~~AT&T~~
~~Payment Center~~
~~Sacramento, CA 95887~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

AT&T
208 South Akard Street
Dallas, Texas 75202
~~AT&T Internet~~
~~P.O. Box 660140~~
~~Dallas, TX 75266-0140~~
Return to Sender

AT&T Wireless
P.O. Box 537104
Atlanta, GA 30353-7104

AT&T Mobility
PO Box 6463
Carol Stream IL 60197-6463

AT&T
PO Box 5093
Carol Stream IL 60197

AT&T
PO Box 5025
Carol Stream IL 60197-5025

AT&T
PO Box 5014
Carol Stream IL 60197-5014

~~ATI~~
~~Medical Waste Management~~
~~P.O. Box 16112~~
~~Encino, CA 91416-6112~~
Attempted – Not Known
Unable to Forward
Return to Sender

ATI
Medical Waste Management
7522 Tyrone Avenue
Van Nuys, CA 91405

~~Arrowhead Direct Water~~
~~P.O. Box 52237~~
~~Phoenix, AZ 85072-2237~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Arrowhead Direct Water
P.O. Box 856158
Louisville, KY 40285

Bank of America
50 State House Square, 5th Floor
Hartford, CT 06103-3902

Berkshire Hathaway Home
Services
2405 McCabe Way, Suite 100
Irvine CA 92614

CA Employ Dev Dept.
2099 S. State College Blvd. #401
Anaheim, CA 92806-6149

CA Employment Development
Department
P.O. Box 989061
West Sacramento, CA 95814

CAS HVAC
608 East 2nd Street
Santa Ana, CA 92701-4814

Center for Medi & Medi Serv
900 42nd Street S
Fargo, ND 58103-2119

CLIA Laboratory Program
P.O. Box 530882
Atlanta, GA 30353-0882

COAST Plumbing Heating & Air
17390 Mt. Cliffwood Circle
Fountain Valley, CA 92708-4101

California Franchise Tax Board
P.O. Box 942840
Sacramento, CA 94240-0040

Carolann Sanchez-Shapiro
775 Danforth Drive
Los Angeles, CA 90065-3347

City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701-4076

City of Santa Ana – Business Tax
Section (M-15)
PO Box 1964
Santa Ana CA 92702-1964

Constance R. Doyle
Constance Doyle, LLC
21509 Anza Avenue
Torrance, CA 90503-6423

Constance R. Doyle
Constance Doyle RN BSN MSA
21509 Anza Avenue
Torrance, CA 90503-6423

Cooperative of America Physicians
333 South Hope Street, 8th Floor
Los Angeles, CA 90071-3001

County of Orange
Attn: Bankruptcy Unit
P.O. Box 4515
Santa Ana, CA 92702-4515

D/Aq Corporation, a California Corporation
4400 MacArthur Blvd, Suite 950
Newport Beach CA 92660-2062

Daniel Jimenez
801 N. Tustin Avenue, #601
Santa Ana, CA 92705-3610

David Anaya Sanchez
4200 Spectrum
Irvine, CA 92618-3380

Dennis Bashuk
1189 Whitehall Pointe
Dunwoody, GA 30338-2654

Department of the Treasury – Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

~~EMICO~~
~~8775 Artesia Blvd.~~
~~Buena Park, CA 90621~~
Attempted – Not Known
Unable to Forward
Return to Sender

~~EMICO~~
~~187 W. Orangethorpe Ave., Ste. C~~
~~Placentia, CA 92870~~
Insufficient Address
Unable to Forward
Return to Sender

Edison Electric
P.O. Box 600
Rosemead, CA 91770-0600

Employment Development Department
P.O. Box 989061
West Sacramento, CA 95798-9061

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 95814

Folkers, Choi & Associates
18818 Teller Avenue, Suite 109
Irvine, CA 92612-1623

GEICO
One Geico Plaza
Bethesda, MA 20810-0001

Internal Revenue Service
Centralized Insolvency Operation
P.O. Box 7346
Philadelphia, PA 19101-7346

IPSF Corp. Insurance
P.O. Box 100391
Pasadena, CA 91189-0391

Iron Mountain
P.O. Box 601002
Pasadena, CA 91189-1002

Ismael Partida
1409 South Kilson Drive
Santa Ana, CA 92707-1941

Jeff Femreite
25942 Nellie Gail Road
Laguna Hills, CA 92653-6138

Law Offices of Joshua R. Engle
30 Corporate Park, Suite 314
Irvine, CA 92606

McKesson
PSS World Medical, Inc.
PO Box 749499
Los Angeles CA 90074-9499

Monarch Healthcare
11 Technology Drive
Irvine, CA 92618-2302

~~Maria Marlene Urgel~~
~~2313 Grand Canal~~
~~Irvine, CA 92620-1885~~
Forwarding Time Expired
Return to Sender

Maria Marlene Urgel
P.O. Box 11141
Santa Ana, CA 92711-1141

~~Medi Syn Inc.~~
~~140 East Commonwealth Avenue, Suite 101~~
~~Fullerton, CA 92832-1905~~
Forwarding Time Expired
Return to Sender

Medi Syn, Inc.
7439 La Palma Ave., #120
Buena Park, CA 90620-2655

Orange County Tax Collector
Attn: Bankruptcy Unit
P.O. Box 4515
Santa Ana, CA 92702-4515

Orange County Tax Collector
P.O. Box 1438
Santa Ana, CA 92702-1438

Orange DCSS
P.O. Box 22099
Santa Ana, CA 92702-2099

Physician Immuno Lab Inc.
512 S. Verdugo Drive
Burbank, CA 91502-2344

PSS Inc.
1938 W. Malvern Avenue
Fullerton, CA 92833-2105

Physician Immunodiagnostic Lab Inc.
512 S. Verdugo Drive
Burbank, CA 91502-2344

Physician Sales & Service
1938 West Malvern Avenue
Fullerton, CA 92833-2105

Physicians Sales and Service Inc.
Attn: Jeremy Krug
4345 Southpoint Blvd.
Jacksonville, FL 32216-6166

So Cal Edison
P.O. Box 300
Rosemead, CA 91770-0300

Santander Bank
P.O. Box 660633
Dallas, TX 75266-0633

Santander Consumer USA Inc.
P.O. Box 560284
Dallas, TX 75356

Santander Consumer USA
PO Box 961245
Fort Worth TX 76161-1245

Time Warner Cable
7441 Chapman Avenue
Garden Grove, CA 92841-2115

Travelers Insurance
P.O. Box 660317
Dallas, TX 75266-0317

Waste Management
1800 Grand Avenue
Santa Ana, CA 92705

Waste Management
P.O. Box 78251
Phoenix, AZ 85062-8251

Waste Management of Orange
County
PO Box 43530
Phoenix AZ 85080

Waste Management of Orange
County
PO Box 541065
Los Angeles CA 90054-1065

U.S. Department of the Treasury
Debt Management Services
PO Box 830794
Birmingham AL 35283-0794