

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Giovanni Orantes, Esq. SBN 190060 Thomas Y. Lucero, Esq. SBN 94308 THE ORANTES LAW FIRM, P.C. 3435 Wilshire Blvd., Ste. 1980 Los Angeles, CA 900103 Telephone: (213) 389-4362 Facsimile: (877) 789-4362 go@gobklaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors and Debtors-In-Possession	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: HUN SIK KWON and MEE RAN KWON	CASE NO.: 8:13-bk-11410-SC CHAPTER: 11
Debtor(s).	
NOTICE OF SALE OF ESTATE PROPERTY	

Sale Date: 04/04/2013	Time: 10:00 am
Location: 411 West 4th Street, Santa Ana CA 92701-4593	

Type of Sale: Public Private **Last date to file objections:** 03/21/2013

Description of property to be sold:
 Commercial real property located at 3305 Newport Beach Blvd., Newport Beach CA 92663- the property is a shopping center with six retail units.

Terms and conditions of sale:

Price: \$3.52 million under written Purchase Agreement (see motion) free and clear of liens, interests and claims

Proposed sale price: \$ 3,520,000.00

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):

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

April 4, 2013 (or as Court may order)

10:00 AM

Crtrm:5C

411 West Fourth Street

Santa Ana, CA 92701

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

Giovanni Orantes, Esq.

Thomas Y. Lucero

3435 Wilshire Blvds., Ste. 1980

Los Angeles, CA 90010

(213) 389-4362

Alex Mobin

Marcus & Millichap

19800 MacArthur Blvd.

Irvine, CA

949-419-3200

Date: 03/12/2013

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

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: The Orantes Law Firm, P.C. 3435 Wilshire Blvd., Ste. 1980, Los Angeles, CA 90010

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 3/12/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Michael Avanesian on behalf of Attorney Courtesy NEF michaellavanesian@tilemlaw.com , malissamurguia@tilemlaw.com ; dianachau@tilemlaw.com ; joanfidelson@tilemlaw.com	Frank Cadigan on behalf of U.S. Trustee United States Trustee (SA) frank.cadigan@usdoj.gov
Daniel K Fujimoto on behalf of Creditor BANK OF AMERICA, N.A. wdk@wolffirm.com	Thomas M Geher on behalf of Attorney Courtesy NEF tmg@jmbm.com , we1@jmbm.com ; fc3@jmbm.com
Sylvia Lew on behalf of Attorney Courtesy NEF Sylvialew@tilemlaw.com , malissamurguia@tilemlaw.com ; dianachau@tilemlaw.com ; joanfidelson@tilemlaw.com	Giovanni Orantes on behalf of Debtor Hun Kwon go@gobklaw.com , gorantes@orantes-law.com , cmh@gobklaw.com , tl@gobklaw.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov	

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On 3/12/2013, I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served):

Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 3/12/2013, I served the following person(s) and/or entity(ies) by personal delivery, 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 the judge will be completed no later than 24 hours after the document is filed.

U.S. Bankruptcy Court
Chambers of Honorable Judge Scott C. Clarkson
411 West Fourth Street, Suite 5130
Santa Ana, CA 92701-4593

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

3/12/2013 Andrea M. Castro
Date Type Name

Signature 

Label Matrix for local noticing
0973-8
Case 8:13-bk-11410-SC
Central District Of California
Santa Ana
Tue Mar 12 18:23:47 PDT 2013

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

American Express
American Express Special Research
Po Box 981540
El Paso, TX 79998-1540

Bank Of America
Po Box 982235
El Paso, TX 79998-2235

Bank Of America, N.A.
Attn: Correspondence Unit
CA6-919-02-41
Po Box 5170
Simi Valley, CA 93062-5170

Burbank Realty Partners, L.P.
21700 Oxnard St., Suite 850
Woodland Hills, CA 91367-7566

Burbank Realty Partners, L.P.
C/o Frandzel, Robins, Bloom, &
Csato, L.C.
6500 Wilshire Blvd., 17th Floor
Los Angeles, CA 90048-4904

Chase Auto Finance
Po Box 78068
Phoenix, AZ 85062-8068

Elmore Toyota
15300 Beach Blvd.
Westminster, CA 92683-6296

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Equifax
P.O. Box 740241
Atlanta, GA 30374-0241

Experian
P.O. Box 2002
Allen, TX 75013-2002

Franchise Tax Board
Bankruptcy Unit
PO Box 2952
Sacramento, CA 95812-2952

Hanni Bank
3099 W Olympic Blvd
Los Angeles, CA 90006-2521

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

Law Offices of David A. Tilem
206 N. Jackson St., Suite 201
Glendale, CA 91206-4330

Orange County Sheriff's Office
Civil Division
909 N. Main St., Suite 2
Santa Ana, CA 92701-3522

Orange County Tax Collector
12 Civic Center Plz. #G58
Anaheim, CA 92807-4087

San Bernardino County Tax Collector
172 West Third St., First Floor
San Bernardino, CA 92415-0360

Superior Court of San Bernardino
303 West Third St.
San Bernardino, CA 92415-0214

(p) TOYOTA MOTOR CREDIT CORPORATION
PO BOX 8026
CEDAR RAPIDS IA 52408-8026

TransUnion
P.O.Box 1000
Chester, PA 19016-1000

United States Trustee (SA)
411 W Fourth St., Suite 9041
Santa Ana, CA 92701-8000

United States Trustee (Santa Ana)
411 W. Fourth St.
Suite 9041
Santa Ana, CA 92701-8000

Wayne Provisor
19900 Peak Trail
Topanga Canyon, CA 90290-3274

Wells Fargo
1 Home Campus X2303-01a
Des Moines, IA 50326

Giovanni Orantes
Orantes Law Firm PC
3435 Wilshire Blvd Ste 1980
Los Angeles, CA 90010-2017

Hun Sik Kwon
7972 8th St.
Buena Park, CA 90621-2917

Mee Ran Kwon
7972 8th St.
Buena Park, CA 90621-2917

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Toyota Motor Credit Co
Toyota Financial Services
Po Box 8026
Cedar Rapids, IA 52408

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) BANK OF AMERICA, N.A.

(u) Courtesy NEF

End of Label Matrix	
Mailable recipients	28
Bypassed recipients	2
Total	30

Service list

<p><i>Parties to executory contracts</i> <i>Sandra Lopez</i> <i>2704 W. Ball Road,</i> <i>Anaheim, CA 92804</i></p>	<p><i>Parties to executory contracts</i> <i>Michael Davis and Stacy Orosz</i> <i>909 W. Balboa Blvd.,</i> <i>Newport Beach, CA 92663</i></p>	<p><i>Parties to executory contracts</i> <i>Monica Keum-Hi and Soon Pong Wi</i> <i>2430 W. Flora St.</i> <i>Santa Ana, CA 92704</i></p>
<p><i>Buyer</i> <i>Wayne Provisor</i> <i>19900 Peak Trail,</i> <i>Toponga Canyon, CA</i> <i>90290</i></p>	<p><i>Offeror</i> <i>Thomas E. Riach Jr.</i> <i>CALVERT, LLC</i> <i>32765 Matthew Dr.</i> <i>Dana Point, CA 92629</i></p>	<p><i>Securities exchange Commission</i> <i>5670 Wilshire Boulevard,</i> <i>11th Floor</i> <i>Los Angeles, CA 90036</i></p>