

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RICHARD A. MARSHACK rmarshack@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: TONY CHAOHSING CHANG LICHU CHANG, Debtor(s).	CASE NO.: 8:15-bk-13026-ES CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 03/17/2016	Time: 10:30 am
Location: Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701; Courtroom 5A	

Type of Sale: Public Private **Last date to file objections:** 03/03/2016

Description of property to be sold:
 real property located at and commonly known as 22 Meadowgrass, Irvine, California ("Property") (APN 451-532-05)

Terms and conditions of sale: Free and clear of all liens, claims, and interests; Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion; "As is, where is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, termination fee; If the Successful Bidder is not the original bidder of record, the Successful Bidder must agree to reimburse the original bidder up to \$1,000 in costs incurred, with the reimbursable expenses limited to appraisal fees, physical inspection fees, and termite inspection fees.

Proposed sale price: \$ 720,000.00

Overbid procedure (if any): Initial overbid no less than \$730,000; subsequent bids no less than \$1,000;

Overbid must remain open until the conclusion of the auction of the Property to be held at the hearing noted above.
Nonrefundable deposit of \$20,000 if the bid is determined by the Court to be the highest and best bid for the Property.

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

Date: March 17, 2016
Time: 10:30 a.m.
Ctrm: 5A
Bankruptcy Court
411 W. Fourth Street
Santa Ana, CA 92701

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

Clarence Yoshikane
BHHS / Berkshire Hathaway Home Services
California Properties
714.606.5765, Mobile
clarence.yoshikane@gmail.com

Date: 02/23/2016

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:
870 Roosevelt, Irvine, CA 92620

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)* 02/23/2016, 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:

- ATTORNEY FOR Creditor Urban Financial of America, LLC: Andrew David Goldberg agoldberg@rosicki.com
 - TRUSTEE: Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@ecf.epiqsystems.com
 - INTERESTED PARTY: Ramesh Singh claims@recoverycorp.com; • U.S. TRUSTEE: United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov; • ATTORNEY FOR DEBTORS: Sam X J Wu wuefile@yahoo.com
- Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* _____, 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)* 02/23/2016, 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.

The Honorable Erithe A. Smith – via personal delivery
U.S. Bankruptcy Court
411 W. Fourth Street, Suite 5-097

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.

02/23/2016 Pamela Kraus
Date *Printed Name*

/s/ Pamela Kraus
Signature