

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Kelly H. Zinser, SBN 196335 Zinser Law Group, PC 18881 Von Karman Ave Suite 1175 Irvine, CA 92612 T: 949-485-5151 Fax: 949-231-1449 kelly@zinslerlawgroup.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>David Levin</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:15-bk-14236-MW CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 04/11/2016</p>	<p><b>Time:</b> 2:00 pm</p>
<p><b>Location:</b> Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701; Courtroom 6C</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/28/2016

**Description of property to be sold:** real property located at and commonly known as:  
9571 Castine Drive, Huntington Beach, California 92646 [APN: 149-352-19]

**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, or termination fee.

**Proposed sale price:** \$ 780,000.00

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):** Initial overbid no less than \$790,000; 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 \$50,000 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: April 11, 2016  
Time: 2:00 p.m.  
Ctrm: 6C  
Bankruptcy Court  
411 W. Fourth Street  
Santa Ana, CA 92701

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

KELLY H. ZINSER  
Zinser Law Group, PC  
kelly@zinslawgroup.com  
949-436-4981

CLARENCE YOSHIKANE  
BHHS/Berkshire Hathaway Home Services  
clarence.yoshikane@gmail.com  
714-606-5765

Date: 03/15/2016

## 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:

18881 Von Karman Ave., Suite 1175  
Irvine, CA 92612

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)* 03/15/2016, 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:

- U.S. TRUSTEE: Frank Cadigan frank.cadigan@usdoj.gov ; ustpreion16.sa.ecf@usdoj.gov
- TRUSTEE: Richard A Marshack (TR) pkraus@marshackhays.com; rmarshack@ecf.epiqsystems.com
- ATTORNEY FOR TRUSTEE: Kelly Zinser ecf@zinserlawgroup.com; ecfzinslerlawgroup@gmail.com

Service information continued on attached page

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

On *(date)* 03/15/2016, 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)* 03/15/2016, 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 Mark S. Wallace – via personal delivery  
U.S. Bankruptcy Court  
411 W. Fourth Street, Suite 6135  
Santa Ana, CA 92701

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.

03/15/2016  
*Date*

Mojhon Shafai  
*Printed Name*

/s/ Mojhon Shafai  
*Signature*

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

**DEBTOR**

DAVID LEVIN  
9571 CASTINE DRIVE  
HUNTINGTON BEACH, CA 92646

**CREDITOR - SECURED**

CHASE BANK  
ATTN: OFFICER, A MANAGING OR GENERAL AGENT, OR TO ANY OTHER AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO RECEIVE SERVICE  
LOAN/ACCT # 0026915223  
MAIL CODE OH4-7302  
P.O. BOX 24696  
COLUMBUS, OH 43224-0696

**CREDITOR – SECURED AGENT FOR SERVICE OF PROCESS**

JP MORGAN CHASE BANK  
C/O CT CORPORATION SYSTEM  
ATTN: OFFICER, A MANAGING OR GENERAL AGENT, OR TO ANY OTHER AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO RECEIVE SERVICE  
818 WEST SEVENTH ST, STE 930  
LOS ANGELES, CA 90017

**CREDITOR - SECURED**

JPMORGAN CHASE BANK  
ATTN: OFFICER, A MANAGING OR GENERAL AGENT, OR TO ANY OTHER AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO RECEIVE SERVICE  
1111 POLARIS PARKWAY  
COLUMBUS OH 43240

**CREDITOR - SECURED**

MTC FINANCIAL INC. DBA TRUSTEE CORPS,  
AS TRUSTEE OF WASHINGTON MUTUAL BANK, FA  
TS NO. CA08000711-15-1  
17100 GILLETTE AVE  
IRVINE, CA 92614

**CREDITOR**

O.C. TREASURER AND TAX COLLECTOR  
ATTN: SHARI L. FREIDENRICH, CPA  
625 NORTH ROSS ST, BLDG 11, G58  
SANTA ANA, CA 92701

**INTERESTED PARTY**

EMPLOYMENT DEVELOPMENT DEPT  
BANKRUPTCY GROUP MIC 92E  
P.O. BOX 826880  
SACRAMENTO, CA 94280-0001

**INTERESTED PARTY**

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS: A-340  
P.O. BOX 2952  
SACRAMENTO, CA 95812-2952