

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Jeffrey I. Golden, State Bar No. 133040 jgolden@lwgflp.com LOBEL WEILAND GOLDEN FRIEDMAN LLP P.O. Box 2470 Costa Mesa, California 92628-2470 Telephone (714) 966-1000 Facsimile (714) 966-1002</p> <p>Chapter 7 Trustee</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</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: LISA MIHUI KIM,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:15-bk-14500-ES CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b>	<b>Time:</b>
<b>Location:</b>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/24/2017

**Description of property to be sold:** All of the Estate's right, title and interest in and to the real property located at 5641 Rockledge Drive, Buena Park, California.

**Terms and conditions of sale:** Sale is subject to any and all known and unknown liens pursuant to 11 U.S.C. Section 363(b). The sale is subject to Bankruptcy Court approval.

**Proposed sale price:** \$ 28,000.00

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*):** None.

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

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

Date: 04/06/2017

1 Jeffrey I. Golden, State Bar No. 133040  
2 **LOBEL WEILAND GOLDEN FRIEDMAN LLP**  
3 P.O. Box 2470  
4 Costa Mesa, California 92628-2470  
5 Telephone (714) 966-1000  
6 Facsimile (714) 966-1002  
7  
8 Chapter 7 Trustee

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **SANTA ANA DIVISION**

11 In re  
12 LISA MIHUI KIM,

13 Debtor.

Case No. 8:15-bk-14500-ES  
Chapter 7

**NOTICE OF CHAPTER 7 TRUSTEE'S  
MOTION FOR ORDER APPROVING THE  
EQUITY BUYBACK AGREEMENT  
BETWEEN THE TRUSTEE AND THE  
DEBTOR AND AUTHORIZING  
DISPOSITION OF PROPERTY OF THE  
ESTATE PURSUANT TO 11 U.S.C.  
§ 363(b)**

[No Hearing Required Pursuant to Local  
Rule 9013-1(o)]

19 **TO ALL PARTIES IN INTEREST:**

20 **PLEASE TAKE NOTICE** that Jeffrey I. Golden, the chapter 7 trustee (the  
21 "Trustee") for the bankruptcy estate (the "Estate") of Lisa Mihui Kim (the "Debtor"), has  
22 filed his *Motion for Order Approving the Equity Buyback Agreement Between the Trustee*  
23 *and the Debtor and Authorizing Disposition of Property of the Estate Pursuant to*  
24 *11 U.S.C. § 363(b)* (the "Motion"). A summary of the relief sought in the Motion is as  
25 follows:

24 **Summary of Motion**

25 By the Motion, the Trustee seeks approval of an equity buyback agreement (the  
26 "Agreement") between the Trustee and the Debtor which provides for the Debtor's  
27 purchase of the equity in the real property located at 5641 Rockledge Drive, Buena Park,  
28 California (the "Property"), for the purchase price of \$28,000.00. The sale of the equity in  
the Property to the Debtor is in the best interests of the Estate, as it will allow the Trustee  
to expeditiously pay a substantial dividend to claims and move forward with closing this

Jeffrey I. Golden, Chapter 7 Trustee  
P.O. Box 2470  
Costa Mesa, California 92628-2470  
Tel (714) 966-1000; Fax (714)-966-1002

1 Estate. The sale is a valid exercise of the Trustee's business judgment and should be  
2 authorized by the Court.

3 **Factual Background**

4 On September 14, 2015 (the "Petition Date"), the Debtor filed a petition for relief  
5 under chapter 7 of the Bankruptcy Code commencing this case in the United States  
6 Bankruptcy Court, Central District of California. The Trustee was appointed the chapter 7  
7 trustee.

8 The Debtor's Schedule A reflects the Debtor's interest in the real property located  
9 at 5641 Rockledge Drive, Buena Park, California (the "Property"), which the Debtor valued  
10 at \$680,000.00. Schedule D reflects that the Property is secured by a first deed of trust in  
11 favor of Wells Fargo in the amount of \$550,334.00 (the "Wells Fargo DOT"). On  
12 Schedule C, the Debtor claimed an exemption in the amount of \$100,000.00 as to the  
13 equity in the Property. True and correct copies of the Debtor's Schedules A, C and D are  
14 attached as Exhibit "1" to the Motion.

15 The Trustee has obtained a broker's price opinion of value as to the Property at  
16 approximately \$720,000.00. Based thereon, after costs of sale, payment of the Wells  
17 Fargo DOT, and payment of the Debtor's exemption, there appears to be approximately  
18 \$28,000.00 in equity (the "Equity") in the Property. The Debtor has offered to purchase  
19 the Equity for the amount of \$28,000.

20 The claims bar date expired on March 14, 2016. The Trustee has reviewed the  
21 claims and determined that the total allowed amount of claims is \$80,657.50.

22 In light of the fact that the Debtor's offer will generate at least the same amount of  
23 funds for the Estate that a sale would generate, the Trustee has agreed to accept the  
24 offer, subject to Court approval.

25 **Summary of the Terms of the Agreement**

26 The Trustee and the Debtor (each, a "Party") have entered into the Agreement  
27 which fully describes the terms of the sale of the Property. The salient terms of the  
28 Agreement are as follows:

A. The Agreement is subject to Bankruptcy Court approval.

B. The Purchase Price (as defined in the Agreement) shall be \$28,000.00. The  
Debtor shall pay the Purchase Price within five (5) days of the entry of the order granting  
this Motion.

C. The Sale of the Property to the Debtor shall not be subject to overbids.

D. The Debtor will not assert any claim of exemption in the Purchase Price or  
any proceeds therefrom.

E. In the event the Debtor fails to timely pay the Purchase Price, the Trustee  
will list the Property for sale and sell the Property to the highest bidder.

F. The Debtor is providing a release of the Trustee as specifically set forth in  
the Agreement.

A true and correct copy of the Agreement is attached as Exhibit "2" to the Motion.

Jeffrey I. Golden, Chapter 7 Trustee  
P.O. Box 2470  
Costa Mesa, California 92628-2470  
Tel (714) 966-1000; Fax (714)-966-1002

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The Trustee believes that the sale of the Equity in the Property to the Debtor for an amount equal to what the Trustee could have obtained had he sold the Property is in the best interests of the Estate and is a valid exercise of the Trustee's business judgment. By entering into the Agreement, the Trustee is realizing value for the Equity sufficient to pay a substantial payment to claims without added additional administrative expense. By allowing the Debtor to buy back the equity in the Property, the Trustee is realizing value for creditors in an expeditious manner and the Agreement allows the Trustee to move forward with closing the Estate and making distributions to creditors. The Agreement also avoids the time and expense associated with employing a broker and marketing and selling the Property, all to achieve the same result as the Agreement. Further, it allows the Debtor to remain in her family residence. The Agreement is being proposed in good faith and is the result of significant arms-length negotiations between the Trustee and the Debtor, who was represented by counsel at the time she entered into the Agreement. There is no downside to the Estate or creditors by the Trustee entering into the Agreement.

**Summary of Relief Sought by the Motion**

By the Motion, the Trustee seeks entry of an order providing for the following relief:

- 1. Granting the Motion;
- 2. Approving the terms of the Agreement, a copy of which is attached to the Motion as Exhibit "2"; and
- 3. Authorizing the Trustee to execute any documents or take any actions reasonably necessary to effectuate the terms of the Agreement.

A copy of the Motion is on file with the Court and available by contacting the Trustee.

**PLEASE TAKE FURTHER NOTICE** that pursuant to Local Rule 9013-1(o)(1), any party objecting to the Motion may request a hearing on the Motion by filing a written "Objection and Request for Hearing." The deadline for filing and serving a written opposition and request for a hearing is **14 days** after the date of service of this notice, plus 3 additional days if you were served by mail, electronically, or pursuant to F.R.Civ.P. 5(b)(2)(D), (E), or (F). You must serve a copy of the "Objection and Request for Hearing" on the Trustee at the address above and on the United States Trustee. Failure to timely file and serve the "Objection and Request for Hearing" may result in the Court's entry of an order approving the Motion.

**PLEASE TAKE FURTHER NOTICE** that Local Bankruptcy Rule 9013-1(h) provides the following: "Papers not timely filed and served may be deemed by the Court to be consent to the granting or denial of the motion, as the case may be."

Dated: April 6, 2017

/s/ JEFFREY I. GOLDEN  
\_\_\_\_\_  
Jeffrey I. Golden  
Chapter 7 Trustee

### 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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF CHAPTER 7 TRUSTEE'S MOTION FOR ORDER APPROVING THE EQUITY BUYBACK AGREEMENT BETWEEN THE TRUSTEE AND THE DEBTOR AND AUTHORIZING DISPOSITION OF PROPERTY OF THE ESTATE PURSUANT TO 11 U.S.C. § 363(B)** 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:

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*) **April 6, 2017**, 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:

Service information continued on attached page

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

On (*date*) **April 6, 2017**, 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*) **April 6, 2017**, 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 Smith, 411 W. 4<sup>th</sup> Street, 5<sup>th</sup> Floor, 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.

April 6, 2017  
Date

Kelly Adele  
Printed Name

/s/ Kelly Adele  
Signature

**SERVICE LIST**

**VIA U.S. MAIL**

Lisa Mihui Kim  
5641 Rockledge Dr.  
Buena Park, CA 90621-1626

**Debtor**

Wells Fargo Bank, N.A.  
c/o Corporation Service Company  
CSC - Lawyers Incorporating Service,  
Agent for Service of Process  
2710 Gateway Oaks Drive, Ste 150N  
Sacramento, CA 95833

Wells Fargo Bank, National Association  
Attn: President  
101 N. Phillips Avenue  
Sioux Falls, SD 57104

Wells Fargo  
Attn: President  
P.O. Box 14411  
Des Moines, IA 50306

A Lion  
No62-1 YuanDu Road, DaTangYuan,  
SanShui, Industry District FoShan,  
GuangDong China

Alarm 24  
3171 W. Olympic Blvd., # 505  
Los Angeles, CA 90006-2426

Alon, Liyan  
Dawcos Inc RM#202 4-1#52 1st H  
Rd, DongChong, NanXia Guangzhou  
GuangDong China

American Express  
Box 0001  
Los Angeles, CA 90096-8000

American Express Bank, FSB  
c/o Becket and Lee LLP  
P.O. Box 3001  
Malvern, PA 19355-0701

Bank of America  
P.O. Box 45224  
Jacksonville, FL 32232-5224

Bee 3 Stars Corp  
726 E. 12th St., #306  
Los Angeles, CA 90021-2141

Boyle Associates, LLC  
c/o Eric Meller, Esq.  
Meller & Floyd  
2001 Wilshire Blvd., #200  
Santa Monica, CA 90403-5789

Boyle Associates, LLC.  
9201 Wilshire Blvd., Suite 301  
Beverly Hills, CA 90210-5514

California Bank & Trust  
3250 Wilshire Blvd  
Los Angeles, CA 90010-1457

Chase  
P.O. Box 15123  
Wilmington, DE 19850-5123

Citi Bank  
Box 6500  
Sioux Falls, SD 57117-6500

Citi Bank  
P.O. Box 6235  
Sioux Falls, SD 57117-6235

Claudia Supply  
1360 E. 16th St.  
Los Angeles, CA 90021-2706

Coway  
4221 Wilshire Blvd., #210  
Los Angeles, CA 90010-3557



Elavon Merchant Services  
7300 Chapman Hwy  
Knoxville, TN 37920-6612

Employment Development Department  
P.O. Box 926215 MIC 3A  
Sacramento, CA 94230-6215

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

FedEx  
P.O Box 7221  
Pasadena, CA 91109-7321

Franchise Tax Board  
Bankruptcy Section, MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

IPFS Corporation  
P.O. Box 412086  
Kansas City, MO 64141-2086

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

John Hyong Lee, CPA  
3530 Wilshire Blvd., Suite 1750  
Los Angeles, CA 90010-2339

KAS Express  
1638 Trinity St.  
Los Angeles, CA 90015-3713

LADWP  
P.O Box 30808  
Los Angeles, CA 90030-0808

U.S. Bank  
P.O. Box 5229  
Cincinnati, OH 45201-5229

Opentext GXS  
9711 Washingtonian Blvd., Suite 700  
Gaithersburg, MD 20878-7393

S W Textile, Inc  
c/o Prime Business Credit, Inc.  
File 51084  
Los Angeles, CA 90074-0001

S W Textile, Inc.  
3440 E. 14th Street  
Los Angeles, CA 90023-3818

Sparkletts a brand of DS Water of America, Inc  
P.O Box 660579  
Dallas, TX 75266-0579

State Board of Equalization  
P.O. Box 942879  
Sacramento, CA 94279-0090

Time Warner Cable  
P.O Box 660702  
Dallas, TX 75266-0702

UPS  
P.O. Box 894820  
Los Angeles, CA 90189-4820

US Bank  
P.O. Box 5229  
Cincinnati, OH 45201-5229

Universal Waste Systems, Inc.  
P.O. Box 3038  
Whittier, CA 90605-0038

Verizon  
P.O. Box 4005  
Acworth, GA 30101-9006

Wells Fargo  
P.O. Box 54349  
Los Angeles, CA 90054-0349

Wilshire Bank  
2140 W. Olympic Blvd  
Los Angeles, CA 90006-2250

**Electronic Mail Notice List**

Kelly R Cha kcha100@gmail.com  
Jeffrey I Golden (TR) ljones@wgllp.com,  
jig@trustesolutions.net;kadele@wgllp.com;lfisk@wgllp.com  
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

**Wells Fargo Bank, National Association (FDIC # 3511)****Active Insured Since January 1, 1934**

Data as of: March 29, 2017

**Wells Fargo Bank, National Association** is an active bank

FDIC Certificate#:

**3511**

Headquarters:

101 N. Phillips Avenue  
Sioux Falls, SD 57104  
Minnehaha County

Locations:

**6194** domestic in **42** states,  
**0** in territories, and **37** in foreign locations  
January 1, 1870

Established:

January 1, 1934

Insured:

National Bank

Bank Charter Class:

Office of the Comptroller of the Currency

Regulated By:

Corporate Website:

<http://www.wellsfargo.com>

Consumer Assistance:

<http://www.helpwithmybank.gov>

Contact the FDIC about:

Wells Fargo Bank, National Association

[Locations](#)[History](#)[Identifications](#)[Financials](#)[Other Names /  
Websites](#)

Showing 1 to 7 of 7 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
2940	4839	Des Moines Downtown Branch	666 Walnut Street	Polk	Des Moines	IA	50309	Full Service Brick and Mortar Office	01/01/1868	02/20/2004
203710	4840	Douglas Branch	4505 Douglas Avenue	Polk	Des Moines	IA	50310	Full Service Brick and Mortar Office	05/11/1966	02/20/2004
203711	4841	East Euclid Branch	2505 East Euclid Avenue	Polk	Des Moines	IA	50317	Full Service Brick and Mortar Office	10/07/1968	02/20/2004
203713	4843	Army Post Branch	600 Army Post Road	Polk	Des Moines	IA	50315	Full Service Brick and Mortar Office	08/11/1975	02/20/2004
241788	4881	Des Moines Ingersoll Branch	2840 Ingersoll Avenue	Polk	Des Moines	IA	50312	Full Service Brick and Mortar Office	04/18/1983	02/20/2004
274226	4875	West Des Moines Branch	655 South 50th St	Polk	West Des Moines	IA	50265	Full Service Brick and Mortar Office	01/01/1934	02/20/2004
249485	5615	Des Moines Branch	22037 Seventh Avenue South	King	Des Moines	WA	98198	Full Service Brick and Mortar Office	01/02/1907	02/20/2004

C2649647 WELLS FARGO BANK, NATIONAL ASSOCIATION

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**Registration Date:**

05/04/2004

**Jurisdiction:**

UNITED STATES

**Entity Type:**

FOREIGN STOCK

**Status:**

ACTIVE

**Agent for Service of Process:**

CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC -  
LAWYERS INCORPORATING SERVICE  
2710 GATEWAY OAKS DR STE 150N  
SACRAMENTO CA 95833

**Entity Address:**

101 N PHILLIPS AVENUE  
SIOUX FALLS SD 57104

**Entity Mailing Address:**

101 N PHILLIPS AVENUE  
SIOUX FALLS SD 57104

## 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:

**650 Town Center Drive, Suite 950, Costa Mesa, California 92626**

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The Honorable Erithe Smith, 411 W. 4<sup>th</sup> Street, 5<sup>th</sup> Floor, 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.

April 6, 2017

*Date*

Kelly Adele

*Printed Name*

*/s/ Kelly Adele*

*Signature*

**Electronic Mail Notice List**

Kelly R Cha kcha100@gmail.com

Jeffrey I Golden (TR) ljones@wglp.com, jig@trustesolutions.net;kadele@wglp.com;lfisk@wglp.com

United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov