

☒ **Individual appearing without attorney**  
☐ **Attorney for:**

**CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

**Debtor(s).**

**Location:** Courtroom 1539

☐ Private

**Last date to file objections: 08/28/2024**

**Description of property to be sold:**

**3810 Wilshire Blvd., Unit 712, Los Angeles, California 90010**

**Terms and conditions of sale:** \$695,000, subject to overbids and court approval; read the overbid requirements set forth in the Trustee's sale motion and notice of motion.

**Proposed sale price: \$ 695,000.00**

**Overbid procedure (if any):**

Set forth in the Trustee's sale motion and notice of motion.

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

September 11 2024, at 10:00 a.m. in Courtroom "1539" of the United States Bankruptcy Court for the Central District of California, Los Angeles Division, 255 E. Temple Street, Los Angeles, California 90012.

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

Rosendo Gonzalez of Gonzalez & Gonzalez Law, P.C., 530 S. Hewitt Street, Suite 148, Los Angeles, California 90013;  
(t) 213-452-0070; (f) 213-452-0080; email: rossgonzalez@gonzalezplc.com.

Date: 08/21/2024

## 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:

530 S. HEWITT STREET, SUITE 148  
LOS ANGELES, CA 90013

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) 08/21/2024, 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:

SEE ATTACHED LIST

☐ Service information continued on attached page

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

On (date) 08/21/2024, 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.

SEE ATTACHED LIST

☐ 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.

08/21/2024  
Date

Gabrielle Gonzalez  
Printed Name

/s/ Gabrielle Gonzalez  
Signature

**ADDITIONAL SERVICE INFORMATION**

**NOTICE OF ELECTRONIC COURT FILING (NEF):**

Gilad Berkowitz grb@crowderlaw.com, grb@berkowitzlawgroup.org

- Joseph Chora joseph@chorayoungllp.com, CChora@choralaw.com
- Jaenam J Coe coelaw@gmail.com
- Ryan J DeRose ryan@parkandlim.com, cathy@parkandlim.com
- Todd A Fuson toddfusonesq@yahoo.com
- Rosendo Gonzalez (TR) rgonzalez@ecf.axosfs.com,  
rossgonzalez@gonzalezplc.com;jzavala@gonzalezplc.com;zig@gonzalezplc.com;gig@gonzalezplc.com
- Armen Manasserian armen@cym.law, jennifer@cym.law
- Edmond Richard McGuire ermlawgroupcmecf@gmail.com,R60691@notify.bestcase.com
- Kelly L Morrison kelly.l.morrison@usdoj.gov
- Geraldine Pavlos geraldine@cym.law, rolando@cym.law
- Cameron H. Totten ctotten@pprclaw.com, zuzel@cym.law
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Sharon Z. Weiss sharon.weiss@bclplaw.com,  
raul.morales@bclplaw.com,REC KM ECF SMO@bclplaw.com

**SERVED VIA U.S. MAIL:**

**Debtors**

Erin Jeon  
Jong Kim  
3810 Wilshire Blvd., #712  
Los Angeles, CA 90010

**Creditor Suerte Holdings, LLC's Counsel**

K. Todd Curry, Esq.  
CURRY ADVISORS  
A Professional Law Corporation  
185 West F Street, Ste. 100  
San Diego, CA 92101  
[via email only [tcurry@currylegal.com](mailto:tcurry@currylegal.com)]

**Creditor Collectronics, Inc.' Counsel**

Douglas B Provencher, Esq.  
Embolden Law PC  
823 Sonoma Avenue, Santa Rosa, CA 95404  
[via email only [dbp@provlaw.com](mailto:dbp@provlaw.com)]

**Trustee's Special Litigation Counsel**

Geraldine Chora, Esq.  
Chora Young & Manasserian LLP  
650 Sierra Madre Villa, Suite 304  
Pasadena, CA 91107  
[via email [geraldine@cym.law](mailto:geraldine@cym.law) only]

**Bankruptcy Judge**

The Honorable Sheri Bluebond  
U.S. Bankruptcy Court  
255 E. Temple Street, Ste 1534  
Los Angeles, CA 90012

**Creditor Chasin Food, Inc. Counsel**

Jeremy W. Faith, Esq.  
Marguillies Faith LLP  
16030 Ventura Blvd., Suite 470  
Encino, California 91436  
[via email only [jeremy@marguilliesfaithlaw.com](mailto:jeremy@marguilliesfaithlaw.com)]

Label Matrix for local noticing  
0973-2  
Case 2:18-bk-22731-BB  
Central District of California  
Los Angeles  
Wed Aug 21 12:35:29 PDT 2024

Los Angeles Division  
255 East Temple Street,  
Los Angeles, CA 90012-3332

(p)BANK OF AMERICA  
PO BOX 982238  
EL PASO TX 79998-2238

CHAE K. LIM  
258 S. OXFORD AVE. 203  
Los Angeles, CA 90004-5172

Chasin Foods Inc., a corporation  
6818 Watcher Street  
Commerce, California 90040-3715

Collectronics, Inc.  
c/o Ralph L Pollard, Esq.  
3785 Brickway Blvd 210  
Santa Rosa, CA 95403-9034

EDD  
Employment Development Department  
Taxpayer Assistance Center  
P.O. Box 826880  
Sacramento, CA 94280-0001

Gerardo Ruiz  
c/o Kane Moon 3455 Wilshire Bl. 1820  
Los Angeles, CA 90010

Jong Kim  
3810 Wilshire Blvd 712  
Los Angeles, CA 90010-3217

Sang Kyun Jun  
c/o Michael Suh 3810 Wilshire bl 1212  
Los Angeles, CA 90010-3227

Chora Young LLP  
2667 E Colorado Blvd Ste B  
Pasadena, CA 91107-3725

American Express  
P.O. Box 650448  
Dallas, TX 75265-0448

Bank of America, N.A.  
P O Box 982284  
El Paso, TX 79998-2284

California Bank & Trust  
PO Box 25787  
Salt Lake City, UT 84125-0787

Chasin Foods, Inc.  
Gary Sherman Esq  
21112 Ventura Blvd  
Woodland Hills, CA 91364-2103

County of Los Angeles Department of Treasure  
225 N Hill St 122  
Los Angeles, CA 90012-3253

ERIN JEON  
3810 Wilshire Blvd 712  
Los Angeles, CA 90010-3217

IRS  
Centralized Insolvency Operation  
Philadelphia, PA 19101-7346  
Post Office Box 7346  
Philadelphia, PA 19101-7346

NCB Management Services Inc  
POB 1099  
Langhorne, PA 19047-6099

Santa Anita Shoppingtown LP  
c/o Brian Huban, Esq  
2029 Century Park Est 800  
Los Angeles, CA 90067

SLBiggs  
10960 Wilshire Boulevard  
7th Floor  
Los Angeles, CA 90024-3710

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Board of Equalization  
California State Board of Equalization  
Account Information Group, MIC:29  
P.O. Box 942879  
Sacramento, CA 94279-0001

California Dept. of Tax and Fee Administrati  
Collections Support Bureau, MIC: 55  
PO Box 942879  
Sacramento, CA 94279-0055

Chef's Warehouse  
Courtney Denkovich, Esq.  
One World Trade Ctr 8500  
New York, NY 10007-0089

E. Richard McGuire, Esq.  
SHAMROCK LEGAL, APC  
2828 Cochran St  
Suite 350  
Simi Valley, CA 93065-2780

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

JSD Management Inc  
1283 College Park Dr  
Dover, DE 19904-8713

Ralph L Pollard  
3785 Brickway Bl 210  
Santa Rosa, CA 95403-9034

Southern Glazers Wine & Sprints LLC  
17101 Valley View Ave  
Cerritos, CA 90703-2442

Suerte Holdings, llc  
SHAMROCK LEGAL, APC  
2828 Cochran St  
Suite 350  
Simi Valley, CA 93065-2780

Toyota Financial Services  
P.O. Box 5855 Carol Stream,  
Carol Stream, IL 60197-5855

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

WYD Design House Inc  
258 S. OXFORD AVE. 2-3  
Los Angeles, CA 90004-5172

WYD Design House, Inc.  
3810 Wilshire Blvd., Suite 1212  
Los Angeles, CA 90010-3227

Westfield Santa Anita  
400 S Baldwin Ave, Arcadia, CA 91007  
Arcadia, CA 91007-1988

law offices of jaenam coe pc  
3731 Wilshire Blvd 910  
Los Angeles, CA 90010-2827

Gilad Berkowitz  
Crowder Law Center  
350 S Figueroa St Ste 190  
Los Angeles, CA 90071-1199

Jaenam J Coe  
Law Offices of Jaenam Coe PC  
3731 Wilshire Bl Ste 910  
Los Angeles, CA 90010-2827

Rosendo Gonzalez (TR)  
Gonzalez & Gonzalez Law, P.C.  
530 S. Hewitt Street, Suite 148  
Los Angeles, CA 90013-1906

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).

Bank of America  
POB 15019  
Wilmington, DE 19886

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

(u)Courtesy NEF  
David S. Kim & Associates

(u)SLBiggs a Division of SingerLewak

(u)Suerte Holdings, LLC

(d)ERIN JEON  
3810 Wilshire Blvd 712  
Los Angeles, CA 90010-3217

(d)Jong Kim  
3810 Wilshire Blvd 712  
Los Angeles, CA 90010-3217

(u)Steve Flores

(u)William Friedman  
Unknown

End of Label Matrix  
Mailable recipients 39  
Bypassed recipients 7  
Total 46