

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  MARCUS G. TIGGS, Bar Number 137467 mtiggs@lawbwl.com BAYER WISHMAN & LEOTTA 1055 Wilshire Blvd. Ste 1900 Los Angeles, CA. 90017 Tel. 213-629-8801 Fax. 213-629-8802  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  YA-CHUAN VICTOR LEE,          Debtor(s).	CASE NO.: 2:19-bk-13763-ER CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 09/04/2019	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 1568, 255 East Temple Street, LA, CA 90012	

**Type of Sale:**  Public  Private **Last date to file objections:** 08/21/2019

**Description of property to be sold:**  
Real Property (Condominium) located at: 1820 W. 146th St., Unit "F", Gardena, CA 90249  
[Assessor's Parcel Numbers: 4062-006-040]

**Terms and conditions of sale:**  
The Sale is on an "as is, where is" basis without any representations and/or warranties, free and clear of all liens, claims, interests, and encumbrances.

**Proposed sale price:** \$ 400,000.00

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 minimum bid \$410,000.00 (subsequent overbid increments \$5,000.00)

Must present initial offer to counsel for Debtor no later than 2 business days prior to the hearing on the Motion, with deposit of \$14,000.00. Notice must be sent to Marcus G .Tiggs: mtiggs@lawbwl.com.

**\*For additional details, please contact Marcus G. Tiggs for copy of sale motion**

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

Date: September 4, 2019

Time: 11:00 a.m.

Place: Courtroom 1568

United States Bankruptcy Court  
255 East Temple Street  
Los Angeles, CA 90012

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

MARCUS G. TIGGS

mtiggs@lawbwl.com

BAYER WISHMAN & LEOTTA

1055 Wilshire Blvd. Ste 1900

Los Angeles, CA. 90017

Tel. 213-629-8801

Fax. 213-629-8802

Date: 08/01/2019

**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:  
**1055 Wilshire Blvd., Ste 1900 Los Angeles, CA. 90017**

A true and correct copy of the foregoing document described **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 1 August 2019 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:

Todd S Garan ch11ecf@aldridgepите.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com  
Christine Levi bankruptcy@ondeck.com  
Randall P Mroczynski randym@cookseylaw.com  
Marcus G Tiggs mtiggs@lawbwl.com, bribwl@gmail.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Hatty K Yip hatty.yip@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 1 August 2019 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.

1st TD Lienholder Specialized Loan Servicing Attn: Officer/Bankruptcy Dept 8742 Lucent Blvd., Ste 200 Highland Ranch, CO. 80129	Add'l Address 1st TD Lienholder Specialized Loan Servicing Attn: Officer/Bankruptcy Dept P.O. Box 636005 Littleton, CO 80163-6005	Auth. Agent for Specialized Loan Svs Specialized Loan Servicing c/o United Agent Group, Inc 4640 Admiralty Way, 5th Floor Marina Del Rey, CA. 90292
2nd TD Lienholder Chase Bank Bankruptcy Dept POB 182613 Columbus, OH. 43218	Add'l Address 2nd TD Lienholder Chase Bank Attn: William B. Harrison Jr., CEO/Chairman 270 Park Ave New York, NY USA 10017	Auth. Agent for Chase Chase Bank c/o CT Corporation System 818 West Seventh Street Los Angeles, CA. 90017
Complete Business Solutions Group Attn: Officer/CEO 20 North 3rd Street Philadelphia, PA. 19106	CBSG dba: Par Funding Attn: Officer/CEO 205 Arch St 2nd Fl Philadelphia, PA. 19106	Registered Office Service Company c/o Complete Business Solutions Inc 203 NE Front St Ste 101 Milford, DE. 19963
Joshua Armstrong c/o Complete Business Solutions Group 85 N. Raymond Ave Pasadena, CA. 91103	CBSG dba: Par Funding 20900 NE 30th Avenue Ste 307 Miami, FL 33180	

Service information continued on attached page

1 **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 1 August 2019 I served the following person(s)  
2 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.

3 Judge's Copy (Hand Delivery outside Chambers)

4 Hon. Ernest Robles  
United States Bankruptcy Court  
255 E. Temple Street  
5 Los Angeles, CA. 90012

6  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.

7 1 August 2019

BRIGETTE LOPEZ

/s/Brigette Lopez

8 Date

Type Name

Signature

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