

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>James A. Dumas (SBN 76284)                  Christian T. Kim (SBN 231017)                  Ann S. Chang (SBN 281116)                  DUMAS &amp; KIM, APC                  915 Wilshire Boulevard, Suite 1775                  Los Angeles, California 90017                  Phone: (213) 368-5000                  Fax: (213) 368-5009                  jdumas@dumas-law.com                  ckim@dumas-law.com                  achang@dumas-law.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: Carolyn A. Dye, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p>EUNHO KIM,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:19-bk-24335-BB 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> 06/16/2021</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> 255 E. Temple Street, Courtroom 1368, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 06/02/2021

**Description of property to be sold:**  
 1370 Kashlan Road, La Habra Heights, California 90631-8416 (APN: 8267-028-024)

**Terms and conditions of sale:**  
 The terms and conditions of the sale are set forth in the notice attached hereto as Exhibit "A"

**Proposed sale price:** \$ 1,770,000.00

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):**

The overbid procedure is described in the notice attached hereto as Exhibit "A"

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

June 16, 2021

10:00 a.m.

Via Zoom

255 E. Temple Street, Courtroom 1539, Los Angeles, CA 90012

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

James A. Dumas (SBN 76284)

DUMAS & KIM, APC

915 Wilshire Boulevard, Suite 1775

Los Angeles, California 90017

Phone: (213) 368-5000

Fax: (213) 368-5009

jdumas@dumas-law.com

Date: 05/26/2021

1 James A. Dumas (SBN 76284)  
Christian T. Kim (SBN 231017)  
2 Ann S. Chang (SBN 281116)  
DUMAS & KIM, APC  
3 915 Wilshire Boulevard, Suite 1775  
Los Angeles, California 90017  
4 Phone: 213-368-5000  
Fax: 213-368-5009

5 Attorneys for Chapter 7 Trustee,  
6 Carolyn A. Dye

7 **UNITED STATES BANKRUPTCY COURT**  
8 **CENTRAL DISTRICT OF CALIFORNIA**  
9 **LOS ANGELES DIVISION**

10 In re:  
11 EUNHO KIM,  
12 Debtor.

Case No.: 2:19-bk-24335-BB

Chapter 7

[Honorable Sheri Bluebond]

13 **AMENDED NOTICE OF TRUSTEE'S**  
14 **MOTION FOR ORDER AUTHORIZING**  
15 **SALE OF REAL PROPERTY OF THE**  
16 **ESTATE [1370 Kashlan Road, La Habra**  
17 **Heights, California 90631-8416] FREE**  
18 **AND CLEAR OF LIENS AND**  
19 **INTERESTS, SUBJECT TO HIGHER**  
20 **AND BETTER OFFERS, AND**  
21 **APPROVING OVERBIDDING**  
22 **PROCEDURES (INCLDING**  
23 **CORRECTED DATE AND TIME OF**  
24 **HEARING)**

**Date: June 16, 2021**

**Time: 10:00 a.m.**

**Place: Via Zoom**

**255 E. Temple Street**

**Courtroom 1539**

**Los Angeles, CA 90012**

26 **TO THE HONORABLE SHERI BLUEBOND, UNITED STATES BANKRUPTCY JUDGE,**  
27 **THE DEBTOR AND HER COUNSEL OF RECORD, AND OTHER INTERESTED**  
28 **PARTIES:**

**AMENDED NOTICE OF TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY OF THE**  
**ESTATE [1370 Kashlan Road, La Habra Heights, California 90631-8416] FREE AND CLEAR OF LIENS AND INTERESTS,**  
**SUBJECT TO HIGHER AND BETTER OFFERS, AND APPROVING OVERBIDDING PROCEDURES**

**"EXHIBIT "A"**

1           **PLEASE TAKE NOTICE** that on June 16, 2021, at 10:00 a.m., a hearing will be held via  
2 Zoom in Courtroom 1539 before the Honorable Sheri Bluebond, United States Bankruptcy Judge, in  
3 the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, California to  
4 consider the motion of the Chapter 7 Trustee herein, Carolyn A. Dye (“Trustee”), for an order  
5 authorizing the sale of the real property located at 1370 Kashlan Road, La Habra Heights, California  
6 90631-8416 (APN: 8267-028-024) (“Kashlan Road Property”) free and clear of liens and interests,  
7 and subject to higher and better offers, approving overbidding procedures. The sales price is  
8 \$1,770,000. The Motion is based on the following:

9           Trustee proposes to sell the Property in the best interest of the estate, is an exercise of  
10 Trustee’s reasonable business judgment and the sales price for the Property is fair and reasonable.  
11 The Motion is based upon 11 U.S.C. Section 363 and Rules 2002 and 6004 of the Federal Rules of  
12 Bankruptcy Procedure, this Notice of Motion, which is being served upon all interested parties, the  
13 Motion, the Declarations of Carolyn A. Dye, Zizi Pak, and James A. Dumas, the Request for Judicial  
14 Notice, the records and files of this case, and such oral and documentary evidence as may be  
15 presented at or prior to the hearing on the Motion. The Trustee has accepted this offer subject to  
16 overbid and bankruptcy court approval.

17           a.       Minimum Overbids. The minimum overbid for the Property shall be \$5,000 above the  
18 present offer and any subsequent overbids shall be at least \$5,000 over the preceding offer.

19           b.       Minimum Deposits. A minimum deposit of Twenty-Five Thousand Dollars  
20 (\$25,000). The overbid payment shall be by cashier's check payable to “Carolyn A. Dye ATF Eunho  
21 Kim,” and must accompany any overbid offer for the Property with evidence of the ability to close  
22 the transaction. In the event the approved Buyer does not close the transaction, the deposit will be  
23 non-refundable if the overbid is accepted and the sale does not close within fourteen (14) days of the  
24 date on which the Order approving the sale of the Property is entered by the Court.

25           c.       Overbidders are requested to submit to the Trustee, not later than forty-eight (48)  
26 hours before the hearing date, a cashier’s check for the required deposit and evidence of the ability to  
27 close. The Trustee will promptly advise any proposed overbidder of any disapproval of  
28 qualifications, giving the overbidder an opportunity to correct the deficiency. The Trustee holds sole

1 discretion in accepting and rejecting all overbids. In any event, the proponent of each overbid must  
2 submit, not later than one hour prior to the date and time of the hearing on the sale, a cashier's check  
3 for Twenty-Five Thousand Dollars (\$55,500) and evidence of the financial ability to close escrow  
4 within fourteen (14) days of submission of overbid. This evidence must at a minimum include a  
5 demonstration of firm financing commitment from a recognized lender and/or sufficient liquid funds  
6 on deposit, all to the satisfaction of the Trustee.

7 d. All overbids for the Property must provide for payment of the entire purchase price at  
8 the close of escrow.

9 e. Any overbids shall offer to purchase the Property on a "as-is - where is" basis and  
10 shall contain no conditions, contingencies or addendum in addition to those contained in the terms  
11 agreed to between Trustee and Buyer and presented to this Court.

12 f. All due diligence investigations shall be conducted prior to the sale hearing.

13 g. At the conclusion of the hearing on the Motion, the Court shall determine the highest  
14 and best offer for the Property, and the Trustee shall proceed to consummate the sale of the Property  
15 in accordance with such offer to the highest bidder without further notice to creditors or hearing  
16 before this Court.

17 h. The overbidder's deposit is non-refundable in the event that Court confirms the sale  
18 but, for any reason whatsoever, the overbidder fails to close the sale timely. The overbidding party  
19 will be bound by all of the terms of sale proposed in this Motion (as incorporated by reference in the  
20 sales contract) except as to price, without contingencies of any kind, including financing  
21 contingencies, and shall close the escrow no more than fourteen (14) days after the entry of the order  
22 approving the Motion.

23 i. The Trustee also proposes that the Court confirm a backup buyer so that, in the event  
24 that the successful overbidder does not close within fourteen (14) days after the entry of the order  
25 approving the Motion, the Trustee may retain the deposit of the original successful buyer as  
26 liquidated damages and sell the Property to the back-up buyer for the amount of such backup last bid.

27 j. The Trustee also seeks a ruling that the party to whom the Court confirms the sale and  
28 any backup buyers are good faith purchasers for purposes of 11 U.S.C. §363(m).

1 You may request a complete copy of this Motion from

2 James A. Dumas, Jr.  
3 DUMAS & KIM, APC  
4 915 Wilshire Blvd., Ste. 1775  
5 Los Angeles, CA 90017  
6 (213) 368-5000  
7 jdumas@dumas-law.com

8 A complete copy of the Motion is also on file with the Clerk of the Court and may be viewed  
9 at the United States Bankruptcy Court, 255 E. Temple Street, Room 940, Los Angeles, CA 90012.

10 **PLEASE TAKE FURTHER NOTICE** that any objection to the Motion or the proposed sale  
11 must be made in writing and filed with the Court no later than fourteen (14) days prior to the hearing  
12 in conformity with Local Bankruptcy Rule 9013-1(f), and consist of a written statement of all reasons  
13 in opposition, an answering Memorandum of Points and Authorities, declarations, and documentary  
14 evidence on which the responding party intends to rely.

15 **PLEASE TAKE FURTHER NOTICE** that pursuant to Local Bankruptcy Rule 9013(h), any  
16 objection not timely filed and served may be deemed by the Court to be consent to the relief  
17 requested and may result in the Court's issuance of an order without further notice or hearing.

18 Dated: May 26, 2021

DUMAS & KIM, APC

19  
20 By: James A. Dumas  
21 James A. Dumas, Attorneys for Chapter 7  
22 Trustee, Carolyn A. Dye

23 Date of Mailed Service: May 26, 2021  
24  
25  
26  
27  
28

In re: Eunho Kim	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:19-bk-24335-BB

### 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: 915 Wilshire Blvd., Ste. 1775, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled (*specify*): **Amended Notice of Trustee's Motion for Order Authorizing Sale of Real Property of the Estate [1370 Kashlan Road, La Habra Heights, California 90631-8416] Free and Clear of Liens and Interests, Subject to Higher and Better Offers, and Approving Overbidding Procedures (Including Corrected Date and Time of Hearing)** 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*) **May 26, 2021**, 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:

- Ann Chang achang@dumas-law.com
- Simon S Chang simonchangesq@gmail.com
- Joseph Cruz joe@cruzapc.com
- Luke P Daniels zlukedaniels@yahoo.com
- James A Dumas jdumas@dumas-law.com, jdumas@ecf.inforuptcy.com
- Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
- Donald E Iwuchuku donaldiwuchuku@gmail.com, r60703@notify.bestcase.com
- Christian T Kim ckim@dumas-law.com, ckim@ecf.inforuptcy.com
- Elizabeth A Lombard elombard@zwickerpc.com, bknotices@zwickerpc.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Robert P Zahradka caecf@tblaw.com

Service information continued on attached page

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

On (*date*) **May 26, 2021**, 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.

Connie Kim  
1370 Kashlan Rd.,  
La Habra Heights, CA 90631

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*) **May 26, 2021**, 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.

**May 26, 2021**

Danielle M. Landeros

*/s/ Danielle M. Landeros*

Date

Printed Name

Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

In re: Eunho Kim	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:19-bk-24335-BB

EunHo Kim  
9815 Carmenita Apt. H  
Whittier, CA 90605

EunHo Kim  
1370 Kashlan Rd.,  
La Habra Heights, CA 90631

Countrywide Home Loans, Inc.  
MS SV-79 Document Processing  
1800 Tapo Canyon  
Simi Valley, CA 93063

Countrywide Home Loans, Inc.  
4500 Park Granada  
Calabasas, CA 91302

Mortgage Electronic Registration Systems, Inc. ("MERS")  
P.O. Box 2026  
Flint, MI 48501

Countrywide Home Loans, Inc.  
MS SV-79 Document Processing  
P.O. Box 10423  
Van Nuys, CA 91410

CTC Real Estate Services  
155 North Lake Ave.  
Pasadena, CA 91109

Hanmi Bank  
Loan Operations Department  
3660 Wilshire Blvd., PH-A  
Los Angeles, CA 90010

Wells Fargo Bank, N.A.  
C/O Select Portfolio Servicing, Inc.  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

Kye Sik Moon  
13668 Amberview Place  
Corona, CA 92880-5527

State of California  
Employment Development Department  
Lien Group, MIC 92G  
P.O. Box 826880  
Sacramento, CA 94280

Internal Revenue Service  
300 N. Los Angeles St. Mail Stop 5027  
Los Angeles, CA 90012

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.



In re: Eunho Kim	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:19-bk-24335-BB

Jin Ree  
401 N. Bixel St.  
Los Angeles, CA 90026

Attorney Recovery Systems, Inc.  
18757 Burbank Blvd., #300  
Tarzana, CA 91356

Hamilton Equity Group, LLC  
P.O. Box 280  
Buffalo, NY 14201

Hamilton Equity Group, LLC  
c/o Sheryl D. Noel  
Coleman & Horowitz, LLP  
499 W. Shaw Avenue, Suite 116  
Fresno, CA 93704

Office of the General Counsel  
Wells Fargo & Company  
21680 Gateway Center Drive, Suite 280  
Diamond Bar, CA 91765

Wells Fargo Bank, N.A.  
P.O. Box 6148  
El Monte, CA 91734

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

State of California  
Franchise Tax Board  
P.O. Box 2952  
Sacramento, CA 95812

California Bank & Trust  
c/o Buchalter Nemer  
1000 Wilshire Blvd, Suite 1500  
Los Angeles, CA 90017

Los Angeles County Tax Collector  
225 North Hill St., Room 109  
Los Angeles, CA 90012

Los Angeles County Tax Collector  
225 North Hill St., Room 122  
Los Angeles, CA 90012

Service information continued on attached page

Label Matrix for local noticing

0973-2

Case 2:19-bk-24335-BB

Central District of California

Los Angeles

Tue May 25 12:11:34 PDT 2021

Wells Fargo Bank, N.A., as trustee, on behal

Tiffany and Bosco

1455 Frazee Road

Suite 820

San Diego, CA 92108-4395

American Express National Bank

c/o Becket and Lee LLP

PO Box 3001

Malvern PA 19355-0701

CAPITAL ONE BANK USA

1680 Capital One Drive

McLean, VA 22102-3407

Capital One Bank (USA), N.A.

P.O. Box 41067

Norfolk, VA 23541-1067

Collection at Law, Inc.

3835 E. Thousand Oaks Blvd., #R-349

Thousand Oaks, CA 91362-3637

Dong K. Park

Law Offices of Martin D. Goodman

456 Montqomerv St.. Suite 1300

San Francisco CA 94104-1246

Hamilton Equity Group, LLC

424 Main Street, Ste 1705

P.O. Box 280

Buffalo, NY 14202-3511

Internal Revenue Service

P.O. Box 7346

Philadelphia, PA 19101-7346

LENDING CLUB CORP

595 Market St, Suite 200

San Francisco, CA 94105-2807

American Express National Bank c/o Zwicker &

80 Minuteman Road

P.O. Box 9043

Andover, MA 01810-0943

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

American Express National Bank, AENB

c/o Zwicker and Associates, P.C.

Attorneys/Agents for Creditor

P.O. 9043

Andover, MA 01810-0943

CITICARDS CBNA

388 Greenwich St

New York, NNY 10013-2362

Capital One Bank (USA), N.A.

by American InfoSource as agent

PO Box 71083

Charlotte, NC 28272-1083

DISCOVER FIN SVCS LLC

Discover Financial Services

Carol Stream, IL 60197-6103

Eunho Kim Irrevocable Trust

1370 Kashlan Road

La Habra, CA 90631-8416

Hamilton Equity Group, LLC

c/o Coleman & Horowitz LLP

499 W. Shaw Ave., Ste 116

Fresno, CA 93704-2516

(p)JPMORGAN CHASE BANK N A

BANKRUPTCY MAIL INTAKE TEAM

700 KANSAS LANE FLOOR 01

MONROE LA 71203-4774

SAMS CLUB

2101 SE Simple Savings Dr

Bentonville, AR 72712-4304

DUMAS & KIM, APC.

3435 Wilshire Blvd., Ste. 990

Los Angeles, CA 90010-1998

AMERICAN EXPRESS (AMEX)

200 Vesey Street

New York, NY 10285-3106

BANK OF AMERICA

100 N Tryon St

Charlotte, NC 28202-4024

California Dept. of Tax and Fee Administrati

Collections Support Bureau, MIC: 55

PO Box 942879

Sacramento, CA 94279-0055

Capital One Bank (USA), N.A.

c/o American InfoSource

4515 N. Santa Fe Ave.

Oklahoma City, OK 73118-7901

Discover Bank

Discover Products Inc

PO Box 3025

New Albany, OH 43054-3025

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Ho Jin Kim

Soon Jin Hong

21215 Cottonwood Lane

Diamond Bar, CA 91789-3332

Kye Sik Moon

13668 Amberview Place

Corona, CA 92880-5527

Seattle Prime Capital

3701 Wilshire Blvd., Ste 315

Los Angeles, CA 90010-2804

Select Portfolio Servicing, Inc.  
P.O. Box 65250  
Salt Lake City, UT 84165-0250

Sells Group, Inc.  
9555 Magnolia Ave., Ste B  
Riverside, CA 92503-3605

Synchrony Bank  
c/o PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541-1021

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

WALMART  
702 S.W. Eighth St.  
Bentonville, AR 72716-6299

Carolyn A Dye (TR)  
Law Offices of Carolyn Dye  
15030 Ventura Blvd., Suite 527  
Sherman Oaks, CA 91403-5470

Donald E Iwuchuku  
Law Offices of Donald Iwuchukwu  
21550 Oxnard St 3rd Floor  
Woodland Hills, CA 91367-7105

Eun Ho Kim  
9826 Painter Ave # K  
WHITTIER, CA 90605-4528

Mingho Chen  
PO Box 1593  
Sierra Madre, ca 91025-4593

Simon S Chang  
3200 Wilshire Blvd Ste 1201NT  
Los Angeles, CA 90010-1320

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).

JPMCB CARD (Chase)  
270 Park Ave  
New York, NY 10172

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

(u)Courtesy NEF

(u)Julian M. Holdings, LLC dba Hyde Park

(u)Rodeo Realty

(u)West Shores Realty

End of Label Matrix  
Mailable recipients 40  
Bypassed recipients 4  
Total 44

In re: Eunho Kim	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:19-bk-24335-BB

## 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: 915 Wilshire Blvd., Ste. 1775, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled (*specify*): **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*) **May 26, 2021**, 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:

- Ann Chang achang@dumas-law.com
- Simon S Chang simonchangesq@gmail.com
- Joseph Cruz joe@cruzapc.com
- Luke P Daniels zlukedaniels@yahoo.com
- James A Dumas jdumas@dumas-law.com, jdumas@ecf.inforuptcy.com
- Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
- Donald E Iwuchuku donaldiwuchuku@gmail.com, r60703@notify.bestcase.com
- Christian T Kim ckim@dumas-law.com, ckim@ecf.inforuptcy.com
- Elizabeth A Lombard elombard@zwickerpc.com, bknotices@zwickerpc.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Robert P Zahradka caecf@tblaw.com

Service information continued on attached page

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

On (*date*) **May 26, 2021**, 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.

- Connie Kim
- 1370 Kashlan Rd.,
- La Habra Heights, CA 90631

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*) **May 26, 2021**, 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.

<u>May 26, 2021</u>	<u>Danielle M. Landeros</u>	<u><i>/s/ Danielle M. Landeros</i></u>
Date	Printed Name	Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

In re: Eunho Kim	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:19-bk-24335-BB

EunHo Kim  
9815 Carmenita Apt. H  
Whittier, CA 90605

EunHo Kim  
1370 Kashlan Rd.,  
La Habra Heights, CA 90631

Countrywide Home Loans, Inc.  
MS SV-79 Document Processing  
1800 Tapo Canyon  
Simi Valley, CA 93063

Countrywide Home Loans, Inc.  
4500 Park Granada  
Calabasas, CA 91302

Mortgage Electronic Registration Systems, Inc. ("MERS")  
P.O. Box 2026  
Flint, MI 48501

Countrywide Home Loans, Inc.  
MS SV-79 Document Processing  
P.O. Box 10423  
Van Nuys, CA 91410

CTC Real Estate Services  
155 North Lake Ave.  
Pasadena, CA 91109

Hanmi Bank  
Loan Operations Department  
3660 Wilshire Blvd., PH-A  
Los Angeles, CA 90010

Wells Fargo Bank, N.A.  
C/O Select Portfolio Servicing, Inc.  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

Kye Sik Moon  
13668 Amberview Place  
Corona, CA 92880-5527

State of California  
Employment Development Department  
Lien Group, MIC 92G  
P.O. Box 826880  
Sacramento, CA 94280

Internal Revenue Service  
300 N. Los Angeles St. Mail Stop 5027  
Los Angeles, CA 90012

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

In re: Eunho Kim	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:19-bk-24335-BB

Jin Ree  
401 N. Bixel St.  
Los Angeles, CA 90026

Attorney Recovery Systems, Inc.  
18757 Burbank Blvd., #300  
Tarzana, CA 91356

Hamilton Equity Group, LLC  
P.O. Box 280  
Buffalo, NY 14201

Hamilton Equity Group, LLC  
c/o Sheryl D. Noel  
Coleman & Horowitz, LLP  
499 W. Shaw Avenue, Suite 116  
Fresno, CA 93704

Office of the General Counsel  
Wells Fargo & Company  
21680 Gateway Center Drive, Suite 280  
Diamond Bar, CA 91765

Wells Fargo Bank, N.A.  
P.O. Box 6148  
El Monte, CA 91734

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

State of California  
Franchise Tax Board  
P.O. Box 2952  
Sacramento, CA 95812

California Bank & Trust  
c/o Buchalter Nemer  
1000 Wilshire Blvd, Suite 1500  
Los Angeles, CA 90017

Los Angeles County Tax Collector  
225 North Hill St., Room 109  
Los Angeles, CA 90012

Los Angeles County Tax Collector  
225 North Hill St., Room 122  
Los Angeles, CA 90012

Service information continued on attached page

Label Matrix for local noticing

0973-2

Case 2:19-bk-24335-BB

Central District of California

Los Angeles

Tue May 25 12:11:34 PDT 2021

Wells Fargo Bank, N.A., as trustee, on behal

Tiffany and Bosco

1455 Frazee Road

Suite 820

San Diego, CA 92108-4395

American Express National Bank

c/o Becket and Lee LLP

PO Box 3001

Malvern PA 19355-0701

CAPITAL ONE BANK USA

1680 Capital One Drive

McLean, VA 22102-3407

Capital One Bank (USA), N.A.

P.O. Box 41067

Norfolk, VA 23541-1067

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3835 E. Thousand Oaks Blvd., #R-349

Thousand Oaks, CA 91362-3637

Dong K. Park

Law Offices of Martin D. Goodman

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San Francisco CA 94104-1246

Hamilton Equity Group, LLC

424 Main Street, Ste 1705

P.O. Box 280

Buffalo, NY 14202-3511

Internal Revenue Service

P.O. Box 7346

Philadelphia, PA 19101-7346

LENDING CLUB CORP

595 Market St, Suite 200

San Francisco, CA 94105-2807

American Express National Bank c/o Zwicker &

Man Document Page 15 of 16

80 Minuteman Road

P.O. Box 9043

Andover, MA 01810-0943

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

American Express National Bank, AENB

c/o Zwicker and Associates, P.C.

Attorneys/Agents for Creditor

P.O. 9043

Andover, MA 01810-0943

CITICARDS CBNA

388 Greenwich St

New York, NNY 10013-2362

Capital One Bank (USA), N.A.

by American InfoSource as agent

PO Box 71083

Charlotte, NC 28272-1083

DISCOVER FIN SVCS LLC

Discover Financial Services

Carol Stream, IL 60197-6103

Eunho Kim Irrevocable Trust

1370 Kashlan Road

La Habra, CA 90631-8416

Hamilton Equity Group, LLC

c/o Coleman & Horowitz LLP

499 W. Shaw Ave., Ste 116

Fresno, CA 93704-2516

(p)JPMORGAN CHASE BANK N A

BANKRUPTCY MAIL INTAKE TEAM

700 KANSAS LANE FLOOR 01

MONROE LA 71203-4774

SAMS CLUB

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Bentonville, AR 72712-4304

DUMAS & KIM, APC.

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Los Angeles, CA 90010-1998

AMERICAN EXPRESS (AMEX)

200 Vesey Street

New York, NY 10285-3106

BANK OF AMERICA

100 N Tryon St

Charlotte, NC 28202-4024

California Dept. of Tax and Fee Administrati

Collections Support Bureau, MIC: 55

PO Box 942879

Sacramento, CA 94279-0055

Capital One Bank (USA), N.A.

c/o American InfoSource

4515 N. Santa Fe Ave.

Oklahoma City, OK 73118-7901

Discover Bank

Discover Products Inc

PO Box 3025

New Albany, OH 43054-3025

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

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Soon Jin Hong

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Seattle Prime Capital

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Select Portfolio Servicing, Inc.  
P.O. Box 65250  
Salt Lake City, UT 84165-0250

Sells Group, Inc.  
9555 Magnolia Ave., Ste B  
Riverside, CA 92503-3605

Synchrony Bank  
c/o PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541-1021

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

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Mingho Chen  
PO Box 1593  
Sierra Madre, ca 91025-4593

Simon S Chang  
3200 Wilshire Blvd Ste 1201NT  
Los Angeles, CA 90010-1320

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).

JPMCB CARD (Chase)  
270 Park Ave  
New York, NY 10172

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

(u)Courtesy NEF

(u)Julian M. Holdings, LLC dba Hyde Park

(u)Rodeo Realty

(u)West Shores Realty

End of Label Matrix  
Mailable recipients 40  
Bypassed recipients 4  
Total 44