

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Michelle A. Marchisotto, SBN 181906 ROQUEMORE, PRINGLE & MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, CA 90040-2466 Tel. No. (323) 724-3117 Fax No. (323) 724-5410 mmarchisotto@rpmlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John P. Pringle, 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: MONICA SHIUN OH and JIMI WAN CHAE aka JIMI WAN P. CHAE,</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 2:20-bk-11376-BB CHAPTER: 7</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 06/16/2021</p>	<p>Time: 10:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1539, Los Angeles, CA 90012</p>	

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

Description of property to be sold:
Real Property located at 1257 11th Street, Manhattan Beach, CA 90266 (the "Real Property")

Terms and conditions of sale:
Real Property is being sold "as is" without any warranties, whatsoever.

Proposed sale price: \$ 1,900,000.00

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): Bidder must be qualified and must notify Trustee's counsel and make a deposit of \$54,000.00 by cashier's or bank check payable to the Trustee & tender to the Trustee's counsel at least one week before the sale hearing along with a pre-approved loan letter. All overbids must be in increments of no less than \$1,000.00.

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

Date: June 16, 2021

Time: 10:00 a.m.

Location:

255 E. Temple Street, Courtroom 1539

Los Angeles, CA 90012

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

Michelle A. Marchisotto, SBN 181906

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Date: 05/21/2021