

☐ Individual appearing without attorney
☒ Attorney for: Wesley H. Avery, Chapter 7 Trustee

NOTICE OF SALE OF ESTATE PROPERTY

Location: Ctrm. 1545, U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012

Last date to file objections: 03/19/2024

F 6004-2.NOTICE.SALE

Overbid procedure (if any):

See attached

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

Date: April 2, 2024; Time: 11:00 a.m.; Address: U.S. Bankruptcy Court Central District of California, U.S. Bankruptcy Court, 255 E. Temple St., Crm.1545, Los Angeles, CA 90012

In addition to appearing in person, parties in interest (and their counsel) may appear remotely using ZoomGov video or audio. For specific instructions regarding remote appearances see the Court's tentative ruling calendar at the Court's website.

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

Nancy Hoffmeier Zamora, Esq.
Zamora & Hoffmeier
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 03/12/2024

1 A. Each potential bidder (other than Buyer as defined in the
2 Motion for Order Authorizing Trustee to Sell Real Property Free and
3 Clear of Liens and Interests, Subject to Overbid (the "Motion")) in
4 order to qualify as a bidder at the hearing on the Motion (the
5 "Hearing"), shall

6 (1) submit to Trustee, prior to the commencement of the
7 Hearing, a cashier's check in the amount of at least Thirty-Six
8 Thousand and no/100 Dollars (\$36,000.00) (the "Earnest Money
9 Deposit") made payable to "Better Escrow Service." Trustee shall
10 refund the Earnest Money Deposit if Trustee accepts the bid of
11 another bidder;

12 (2) bid on the identical terms as, or better terms than,
13 Buyer as set forth in the Agreement, as defined in and attached as
14 Exhibit A to the Motion, including, but not limited to, the "AS-
15 IS, WHERE-IS" condition of the Real Property, with no
16 contingencies;

17 (3) submit to Trustee prior to the commencement of the
18 Hearing proof of ability to close escrow unconditionally on or
19 before the first business day that is at least fifteen (15) days
20 after entry of the order approving the motion (the "Sale Order"),
21 and to tender the balance of any bid made by such bidder, such
22 proof to be deemed acceptable or unacceptable by Trustee in his
23 sole discretion, subject to approval by the Court; and

24 (4) attend the Hearing in person or by zoomgov video or audio
25 to participate in the overbidding; and

26 B. The initial overbid shall be a total of \$1,160,000.00,
27 i.e., \$10,000.00 more than the Sales Price of \$1,150,000.00, and
28 all additional overbids must be made in minimum increments of

1 \$5,000.00 over the last stated overbid made on the record.

2 If Highest Bidder fails to close the Sale Escrow on or before
3 the first business day that is at least fifteen (15) days after
4 entry of the Sale Order, Highest Bidder shall forfeit the Earnest
5 Money Deposit and the next highest bidder shall pay the next
6 highest bid to purchase the Real Property within ten business days
7 of written notification, transmitted via facsimile and/or e-mail,
8 of Highest Bidder's default.

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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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

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)* 03/12/2024, 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:

U.S. Trustee: United States Trustee, ustregion16.la.ecf@usdoj.gov

Trustee: Wesley H. Avery, wes@averytrustee.com, C117@ecfbis.com, lucy@averytrustee.com, alexandria@averytrustee.com

Trustee's Counsel: Nancy H. Zamora, zamora3@aol.com

Debtor's Counsel: Julie J. Villalobos julie@oaktreelaw.com, oakcecfmail@gmail.com, villalobosjr51108@notify.bestcase.com

Creditor's Counsel: Jennifer C. Wong, bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 03/12/2024, 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.

Debtor: Young C. Cho, 1233 Fedora Street, Los Angeles, CA 90006; Estate's Broker: Brian Parsons/Matthew Peters, Keller Williams Realty, 199 S. Los Robles Ave., Ste. 130, Pasadena CA 91101; Proposed Buyer: Hyun Soo Roh c/o Jianjuan Yu, Thousands Realty & Management Inc., 8150 Garvey Ave., #117 B, Rosemead, CA 91770; Escrow: Sebastian Amirian, Better Escrow Service, 3303 Burbank Blvd., Burbank, CA 91505; Title: Michelle Pascual, First American Title Company, 330 N. Brand Blvd., Suite 1150, Glendale, CA 91203; Lienholders: JPMorgan Chase c/o McCarthy & Holtus, LLP, 2763 Camino Del Rio S. Suite 100, San Diego, CA 92108; Los Angeles County Tax Collector, P.O. Box 54110, Los Angeles, CA 90054-0110; Disputed Lienholder: Jay H. Kim, 5830 Woodland Avenue, Los Angeles, CA 90003; Estate Accountant: Donald T. Fife, Hahn Fife & Co., LLP, 1055 E. Colorado Blvd., 5th Floor, Pasadena, CA 91106; Other: Guang Zheng, 14447 37th Avenue, Apt. 4F, Flushing, NY 11354-5962, 415 S. New Hampshire Ave., No. 105, Los Angeles, CA 90020; U.S. Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Neil W. Bason, U.S. Bankruptcy Court, Los Angeles Division, 255 E. Temple Street, Suite 1552, Los Angeles, CA 90012

☐ 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)* 03/12/2024, 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.

03/12/2024

Date

Cynthia Casas

Printed Name

/s/ Cynthia Casas

Signature