

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Angie S. Lee [SBN 254018] SHERIDAN & RUND PC 840 Apollo Street, Suite 351 El Segundo, CA 90245 Telephone: 310-640-1200 Facsimile: 310-640-0200 Email: angie@srlawyers.com	FOR COURT USE ONLY
<input type="radio"/> Individual appearing without attorney <input checked="" type="radio"/> Attorney for: Jason M. Rund, Chapter 7 Trustee	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  Yih Jong Liu and Angela Nim          Debtor(s).	CASE NO.: 2:13-bk-13791-TD CHAPTER: 7    <b>AMENDED NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> January 7, 2015 -Continued Hearing	<b>Time:</b> 10:00 a.m.
<b>Location:</b> 255 E. Temple Street, Courtroom 1345 Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** December 31, 2014

**Description of property to be sold:**

Residential real property commonly known as 321 South Alhambra Avenue, Monterey Park, CA 91755.

**Terms and conditions of sale:**

The sale will be on an "as is" and "where is" basis, without any representations, warranties or recourse and is subject to Bankruptcy Court approval and overbid.

**Proposed sale price:** \$668,000.00 subject to overbid

**Overbid procedure (if any):** See Attachment 1

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

January 7, 2015

10:00 a.m.

255 E. Temple Street, Suite 1352/Courtroom 1345 Los Angeles, CA 90012

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

Thomas B. Bluemel  
Coldwell Banker Residential Real Estate  
15 E. Foothill Blvd.  
Arcadia, CA 91006  
Office: (626) 445-5500  
Cell: (626) 818-1137  
Fax: (626) 447-0388  
Email: thombluemel@yahoo.com

Date: 12/17/14

ATTACHMENT 1

In order for any party to participate in the overbid procedure regarding the property concerning the residential real property located at 321 South Alhambra Avenue, Monterey Park, CA 91755 ("Property"), the Trustee requests that the parties comply with the following provisions:

a. In order for any person or entity to qualify to bid on the Property at the hearing on this Motion, they must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process.

b. Each party participating in the overbid process (including the Debtor, but not including the Buyer<sup>1</sup>) must deliver to the Trustee at the hearing on the Motion a cashier's check in the amount of \$20,040.00, payable to Jason M. Rund, Trustee. If the bidder is successful, the \$20,040.00 shall be a deposit on the purchase, but will be forfeited if the bidder does not timely close the sale. If the bidder is not successful, the \$20,040.00 will be returned to the bidder.

c. Any bidder must provide evidence of pre-approved financing from a lender (not a pre-qualification subject to conditions) or available cash in an amount necessary to consummate the sale at the time of hearing. Such evidence must be satisfactory to the Trustee in his sole discretion.

d. Subject to court approval, the Trustee is recommending that minimum initial overbid amount shall be \$1,000.00. Each successive overbid shall be in such amount as the Court, in its discretion, determines to be sufficient.

e. All overbids must be on the same terms and conditions as the offer accepted from Buyer, other than price.

**IN THE EVENT THAT ANY BUYER FAILS TO PERFORM, THE DEPOSIT MADE AT THE TIME OF HEARING WILL BE FORFEITED. ALL SALES ARE ON AN AS-IS, WHERE-IS BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR RECOURSE.**

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<sup>1</sup> Pingwang Yin, Trustee of the Yin Family Trust, and Wensheng Wang, whose address is 1268 Sierra Madre Boulevard, San Marino, California 91108.

**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:

SHERIDAN & RUND  
840 Apollo Street, Suite 351  
El Segundo, CA 90245

A true and correct copy of the foregoing document entitled (*specify*): Amended 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 December 17, 2014, 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:

United States Trustee (LA), [ustpreion16.la.ecf@usdoj.gov](mailto:ustpreion16.la.ecf@usdoj.gov)  
Counsel for Debtors: Gary Hollingsworth, [gvhollingsworth@sbcglobal.net](mailto:gvhollingsworth@sbcglobal.net)  
Chapter 7 Trustee: Jason M. Rund, [trustee@srlawyers.com](mailto:trustee@srlawyers.com), [jrund@ecf.epiqsystems.com](mailto:jrund@ecf.epiqsystems.com) □  
NEF: Eugene D Lee on behalf of Interested Party Annie Tam, [elee@loel.com](mailto:elee@loel.com), [attorneylee@gmail.com](mailto:attorneylee@gmail.com)

☐ Service information continued on attached page

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

On December 17, 2014, 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.

☒ 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 December 17, 2014, 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.

Via American Legal Support Services:

Judge's Copy: Honorable Thomas B. Donovan, United States Bankruptcy Judge, United States Bankruptcy Court, Bin outside Suite 1352, 255 Temple Street, Los Angeles, CA 90012

☐ 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.

December 17, 2014  
Date

Laura Gitnick  
Printed Name

/s/ Laura Gitnick  
Signature

SERVICE LIST

1	<u>Debtors</u>	INTERNAL REVENUE SERVICE
	Yih Jong Liu and Angela Nim	P.O. BOX 7346
2	422 California Street, #B	PHILADELPHIA, PA 19101-7346
	Arcadia, CA 91006	
3		JIH TONG LIU aka GEORGE LIU
	<u>Buyers</u>	422 CALIFORNIA STREET, #B
4	Ping Wang Yin and Jack Weichou Yin	ARCADIA, CA 91006-3785
	1268 Sierra Madre Boulevard	
5	San Marino, California 91108	
6		
	<u>Buyer's Broker</u>	
7	James Yu	
	Real Stock International Group, LLC	
8	2275 Huntington Drive, Suite 887	
	San Marino, CA 91108	
9		
10	<u>Broker for Potential overbidder</u>	
	Nancy Eng	
11	Pegasus Financial, Inc.	
	315 S. San Gabriel Boulevard, Suite C	
12	San Gabriel, CA 91776	
13		
	<u>Broker for Potential overbidder</u>	
14	Tim Hui	
	Grand City Realty	
15	1418 Rodney Road	
	West Covina, CA 91792	
16		
	<u>All Creditors of the Estate</u>	
17	Annie Tam	
	4951 Rosemead Blvd, Unit T	
18	San Gabriel, CA 91776-2240	
19	ANNIE TAM	
	c/o LAW OFFICE OF JONATHAN TAM	
20	1901 AVENUE OF THE STARS, 2ND	
	FLOOR	
21	LOS ANGELES, CA 90067-6001	
22	BANK OF AMERICA	
	P.O. BOX 15019	
23	WILMINGTON, DE 19850-5019	
24	CALAC MANAGEMENT	
	3709 CONVOY STREET	
25	SUITE 300	
	SAN DIEGO, CA 92111-3765	
26		
	CHASE CARD SERVICES	
27	P.O. BOX 15298	
	WILMINGTON, DE 19850-5298	
28		