

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address CHAD V. HAES, #267221 chaes@marshackhays.com BRADFORD N. BARNHARDT, #328705 bbarnhardt@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 (949) 333-7777 (949) 333-7778 - Fax <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: CHARLES W. DAFF Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: TOM ZHANG Debtor(s).	CASE NO.: 6:22-bk-10523-SY CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: February 1, 2024	Time: 9:30 a.m.
Location: United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501. The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** January 18, 2024

Description of property to be sold: Real Property commonly known as 13561 Wild Maple Court,
Rancho Cucamonga, CA 91739 , APN: 0225-032-02-0-000, legal description contained in the Sale Motion filed on
January 11, 2024, as Dk. No. 156 ("Sale Motion").

Terms and conditions of sale: The proposed sale is as-is, where-is, as more specifically provided in Trustee's
Purchase and Sale Agreement, with all faults, and subject to overbid. Bid price by Buyer is \$1,410,000.00 with a
\$50,000.00 deposit. See Sale Motion for further details

The proposed terms of sale are subject to overbid, which procedures are described in the Sale Motion.

Proposed sale price: \$1,410,000.00

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): Bid price by Buyer is \$1,420,000.00

Any Overbid must provide for a minimum purchase price of at least \$1,420,000 (i.e. \$10,000 more than the accepted offer from Buyer). Any Overbid must be accompanied by a deposit of \$50,000 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and best bid for the Property ("Best Bid"), and proof satisfactory to Trustee that such bidder has sufficient funds to complete the sale.

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

February 1, 2024 at 9:30 a.m.

United States Bankruptcy Court, Central District of California

Riverside Division, Courtroom 302

3420 Twelfth Street, Riverside, CA 92501

The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.

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

Clarence Yoshikane / Jennifer Toyama

Berkshire Hathaway HomeServices CA Propertie

1400 Newport Center Drive, Suite 200

Newport Beach, CA 92660

Telephone: (714) 606-5765

Clarence.Yoshikane@gmail.com

j_toyama@verizon.net>

Email: Chad V. Haes / chases@marshackhays.com

Email: Bradford N. Barnhardt / bbarnhardt@marshackhays.com

Date: January 11, 2024

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:
870 Roosevelt, Irvine, CA 92620.

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 **January 11, 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:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **January 11, 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.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **January 11, 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.

Via Overnight Delivery

PRESIDING JUDGE'S COPY

Honorable Scott H. Yun

United States Bankruptcy Court

Central District of California

3420 Twelfth Street, Suite 345 / Courtroom 302

Riverside, CA 92501-3819

☐ 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.

January 11, 2024
Date

Cynthia Bastida
Printed Name

/s/ Cynthia Bastida
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR WITNESS TZPM INVESTMENT LLC, QINGYU ZHANG, AND SHUQIN GAO:** Mark Anchor
Albert albert@lalitigators.com, rothman@lalitigators.com
- **ATTORNEY FOR CREDITOR ANTHONY K CHU:** Obyinye N Anyama onyi@anyamalaw.com,
anyamainfo@gmail.com;info_anyama@ecf.courtdrive.com;r44596@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF:** Bradford Barnhardt bbarnhardt@marshackhays.com,
bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- **TRUSTEE CHARLES W DAFF (TR):** Charles W Daff (TR) charleswdaff@gmail.com, c122@ecfcbis.com
- **INTERESTED PARTY COURTESY NEF:** Joseph C Delmotte ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com;
jdelmotte@aldridgepite.com
- **ATTORNEY U.S. TRUSTEE:** Everett L Green everett.l.green@usdoj.gov
- **ATTORNEY FOR TRUSTEE:** Chad V Haes chaes@marshackhays.com, chaes@ecf.courtdrive.com;
cmendoza@ecf.courtdrive.com; cmendoza@marshackhays.com; alinares@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR AND DEFENDANT TOM ZHANG and DEFENDANT TAO ZHANG:** James D.
Hornbuckle jdjh@cornerstonelawcorp.com
- **ATTORNEY FOR INTERESTED PARTIES 2000 WEST STREET LLC and YUN ZHENG:** Jeffrey S Kwong
jsk@lnbyg.com, jsk@ecf.inforuptcy.com
- **ATTORNEY FOR PLAINTIFF SANTIAGO MENDOZA MUNIZ:** Stephen J Thomas sjt@corporatefirm.com,
tlin@corporatefirm.com; bwu@corporatefirm.com
- **U.S. TRUSTEE:** United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- **ATTORNEY FOR INTERESTED PARTY YUN ZHENG:** Adam J Webb awebb@fbtlaw.com,
awebb@ecf.courtdrive.com; jsnider@fbtlaw.com

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

DEBTOR

TOM ZHANG
13561 WILD MAPLE COURT
RANCHO CUCAMONGA, CA 91739-
9164

4881-6452-0092