

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address William H. Brownstein, SBN 84507 G. Bryan Brannan, SBN 135579 William H. Brownstein & Associates Professional Corporation 11740 Wilshire Boulevard Suite A2301 Los Angeles, CA 90025-1540 Telephone:(310)458-0048 Fax:(310)362-3212 Email: Brownsteinlaw.bill@gmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: RON S. ARAD Debtor(s).	CASE NO.: 8:18-bk-10486TA CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 09/04/2019	Time: 10:00 am
Location: 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701-4593	

Type of Sale: Public Private **Last date to file objections:** 08/21/2019

Description of property to be sold: 27850 Aleutia Way, Yorba Linda, CA 92887

Terms and conditions of sale: Sold to highest and best offer. As is and where is. No contingencies.
Anyone wanting to present an overbid must provide a Cashier's Check, Money Order or Certified Funds made payable to Pickford Escrow and deliver it to Clarence Yoshikane, 840 Newport Center Drive, Number 100, Newport Beach, CA 92660, no later than 5:00 p.m. on September 3, 2019.

Proposed sale price: \$ 1,315,000.00

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): Initial overbid of a minimum of \$10,000.00 and subsequent overbids of \$5,000.00 or more.

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

September 4, 2019 at 10:00 a.m. at 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701-4593.

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

Clarence Yoshikane, 840 Newport Center Drive, Number 100, Newport Beach, CA 92660. (714) 606-5765.
Email: Clarence.yoshikane@gmail.com.

Date: 08/14/2019

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:
11740 Wilshire Boulevard, Suite A2301, Los Angeles, CA 90025-6531

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)* 08/14/2019, 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:

See NEF for confirmation of electronic transmission to the U.S. Trustee and any trustee in this case, and to any attorneys who receive service by NEF

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 08/14/2019, 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 *(date)* 08/14/2019, 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.

Chambers of the Honorable Theodor Albert, U.S. Bankruptcy Court, Chambers for Courtroom 5B,
Ronald Reagan Federal Building, 411 W. Fourth Street, Santa Ana, CA 92701

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.

08/14/2019 William H. Brownstein
Date *Printed Name*

/s/ William H. Brownstein
Signature

AMEX
P.O. BOX 981537
EL PASO, TX 79998

Bank of the West
Mortgage Service Center
P.O.Box 1959
Honolulu, HI 96805

BK OF AMER
4060 OGLETOWN/STANTON
RDDE5-019-03-07
DE5-019-03-07
NEWARK, DE 19713

Brett H. Ramsaur
RAMSAUR LAW OFFICE
1535 E. 17th Street, Suite 106
Santa Ana, CA 92705

Charter One
RJW214
P.O.Box 7000
Providence, RI 02940

DISCOVER
PO BOX15316ATT:CMS/PROD
DEVELOP
ATT:CMS/PROD DEVELOP
WILMINGTON, DE 19850-5316

Douglas G. Tennant
FRANKEL & TENNANT
895 Dove Street, Suite 119
Newport Beach, CA 92660

Franchise Tax Board
Bankruptcy Section
P. O. Box 2952
Sacramento, CA 95812-2952

Geovanni Rivera,
Alexis Nicole Salizar
841 N. Orange Street, Unit D
LaHabra, CA 90631

Gerardo Garcia,
Jonathan Raziel Garcia,
841 N. Orange Street, Unit H
La Habra, CA 90631

Gilberto Donis,
Elizabeth Barrera, Kater
841 North Orange Street
Apartment E
Yorba Linda, CA 90631

Internal Revenue Service
Vincent T. Dinardo, Revenue Officer
Employee Identification Number
100981201
Ogden, UT 84201-0030

Jalmar Properties, Inc.
12121 Wilshire Bouevard
Suite 1120
Los Angeles, CA 90025

Kateryn Elizabeth Donis,
Gilberto Daniel
841 North Orange Street ,
Apartment E
La Habra, CA 90631

KAY
375 GHENT RD.
AKRON, OH 44333-2668

Lizeth Esquivel and
Martin Anthony Esquivel
841 North Orange Street , Apartment A
LaHabra, CA 90631

LU BUR SVG
804 FOURTH ST
SANTA ROSA, CA 95404-4500

MACYSDSNB
911 DUKE BLVD
MASON, OH 45040

Reuven Arad
27850 Aleutia Way
Yorba Linda, CA 92887

Sara Arad
2745 N. Crowe Court
Visalia, CA 93291

SYNCB/TJX
4125 WINDWARD PLAZA
ALPHARETTA, GA 30005

TARGET NB
C/O TARGET CREDIT SERVICES
PO BOX 673
MINNEAPOLIS, MN 55440-0673

Victor Aguirre and Ambrosio Aguirre
841 North Orange Street
Apartment C
La Habra, CA 90631