Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Thomas H. Casey, SBN 138264 Law Office of Thomas H. Casey, Inc. 22342 Avenida Empresa, Suite 245 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 TomCasey@tomcaseylaw.com ☒ *Individual appearing without attorney* ☐ *Attorney for:*	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:	CASE NO.: 8:18-bk-13666-SC CHAPTER: 7
BROOKS T. MORGAN, Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 02/19/2020	**Time:** 11:00 am
Location: 411 West Fourth Street, Courtroom 5C, Santa Ana, California 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/05/2020

Description of property to be sold: Real property located at 1311 Antigua Way, Newport Beach, California
See Trustee's Motion for order (1) authorizing the Trustee to sell real property free and clear of liens pursuant to 11 U.S.C. Section 363(b); (2) approving overbid procedures; (3) approving compensation of real estate broker; (4) authorizing distribution of sale proceeds including the distribution of net homestead exemption to the Debtor; (5) waiving 14 day stay imposed by FRBP 6004(h); and (6) approving reimbursement of Trustee's costs ("Sale Motion")

Terms and conditions of sale: As-is, where-is, no warranties expressed or implied, no contingencies
See Sale Motion; a copy of the Sale Motion may be obtained by contacting Chapter 7 Trustee Thomas H. Casey at the address listed above.

Proposed sale price: $ 1,700,000.00

Overbid procedure (*if any*): Initial overbid to exceed original offer by $10,000.00 and subsequent bids in increments of $1,000.00; see Sale Motion for full bidding procedures; deadline for submitting overbids is February 18, 2020 by 5:00 p.m.

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

Date: February 19, 2020
Time: 11:00 a.m.
Location: 411 West Fourth Street
Courtroom 5C
Santa Ana, CA 92701

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

Clarence Yoshikane
Coldwell Banker Residential Brokerage
840 Newport Center Drive, Suite 100
Newport Beach, CA 92660
Cell: (714) 606-5765
Email: clarence.yoshikane@gmail.com

Date: 01/24/2020

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:

22342 Avenida Empresa, Suite 245, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **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*) **January 24, 2020**, 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:

- Anerio V Altman LakeForestBankruptcy@jubileebk.net, lakeforestpacer@gmail.com
- Greg P Campbell ch11ecf@aldridgepite.com, gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Catherine Christiansen christiansenlaw@yahoo.com, G3138@notify.cincompass.com
- Jeffrey I Golden jgolden@wgllp.com, kadele@wgllp.com;vrosales@lwgfllp.com;cbmeeker@gmail.com
- Michael J Hauser michael.hauser@usdoj.gov
- Raffi Khatchadourian raffi@hemar-rousso.com
- Yvonne Ramirez-Browning BANKRUPTCYCLS@wellsfargo.com
- Josephine E Salmon ecfcacb@aldridgepite.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepite.com
- Donald W Sieveke ibmoola@yahoo.com, dws4law@pacbell.net
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- William J Wall wwall@wall-law.com

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:
On (*date*) **January 24, 2020,** 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

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 24, 2020	Kathy Driggers	
Date	*Printed Name*	*Signature*

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

SERVED VIA US MAIL:

Interested Party
United States Bankruptcy Court
Attn: Hon. Scott C. Clarkson
411 West Fourth St., Suite 5130
Santa Ana, CA 92701

Debtor
Brooks T. Morgan
1311 Antigua Way
Newport Beach, CA 92660-4913

Request for Special Notice
Yvonne Ramirez-Browning, Esq.
Office of the General Counsel
Wells Fargo & Company
21680 Gateway Center Drive,
Suite 280
Diamond Bar, CA 91765-2435

Real Estate Agent for Ch. 7 Trustee
Clarence Yoshikane
Coldwell Banker Residential
Brokerage
840 Newport Center Drive, #100
Newport Beach, CA 92660

Real Estate Agent for Proposed Buyers
John Kelly
Seven Gables Real Estate
19671 Beach Blvd., Suite 100
Huntington Beach, CA 92648

Trust Deed Holder
JPMorgan Chase Bank National
Association
Chase Records Center
Attn: Correspondence Mail Code
LA4-5555
700 Kansas Lane
Monroe, LA 71203-4774

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz &
Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

Counsel for Trust Deed Holder
Josephine E. Salmon, Esq.
Aldridge Pite, LLP
4375 Jutland Drive
San Diego, CA 92117

Treasurer – Tax Collector
County of Orange
P.O. Box 4515
Santa Ana, CA 92702-4515
Attn: Bankruptcy Unit

Interested Party
Donald T. Fife, CPA
Hahn Fife & Company LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91109

Attorneys for Claimants Maria Arellano and Joanna N. Lopez
Katrina Anne Foley, Esq.
The Foley Group, PLC
1600 Dove Street, Suite 101
Newport Beach, CA 92660

B. James Pantone, Esq.
Pantone Law
1600 Dove Street, Suite 101
Newport Beach, CA 92660

Creditors
ADT LLC
Payroll Operations
1501 Yamato Road
Boca Raton, FL 33431-4438

Allen Matkins Leck Gamble
Mallory & Nats
1901 Ave. of the Stars, Suite 1800
Los Angeles, CA 90067-6019

American Express Blue
P.O. Box 0001
Los Angeles, CA 90096-0001

American Express Blue
P.O. Box 981535
El Paso, TX 79998-1535

American Express Business Card
P.O. Box 981535
El Paso, TX 79998-1535

American Express National Bank
c/o Becket and Lee LLP
P.O. Box 3001
Malvern, PA 19355-0701

Amex
Correspondence
P.O. Box 981540
El Paso, TX 79998-1540

Amex
P.O. Box 297871
Fort Lauderdale, FL 33329-7871

Ansafone
145 E. Columbine Avenue
Santa Ana, CA 92707-4401

Arellano Maria
2217 Lone Tree Street
Corona, CA 92880-9140

Arroyo Investment Properties LLC
c/o Hector Arroyo – Managing
Member
1515 Drake Drive
Placentia, CA 92870

Arroyo Living Trust
c/o Hector Arroyo – Trustee
1515 Drake Drive
Placentia, CA 92870

Arroyo Investment Properties, LLC
1311 Antigua Way
Newport Beach, CA 92660

Arroyo Investment Properties, LLC
c/o Agent for Service of Process
Geoffrey Graves
17901 Von Karman Ave., Ste. 500
Irvine, CA 92614

Arroyo Investment Properties, LLC
c/o Leopoldo A. Arroyo, CEO
113 Demmer Drive
Placentia, CA 92870

Arroyo Investment Properties, LLC
c/o Elizabeth Morgan, Processor
for LLC Matters
1311 Antigua Way
Newport Beach, CA 92660

AT&T
208 S. Akard Street
Dallas, TX 75202-4206

Bank of America
Attn: Bankruptcy
P.O. Box 982238
El Paso, TX 79998-2238

Bank of America
P.O. Box 31785
Tampa, FL 33631-3785

Becket & Lee LLP
P.O. Box 3001
Malvern, PA 19355-0701

Berkshire Hathaway Guard
P.O. Box 785570
Philadelphia, PA 19178-5570

Biotemps Dental
2181 Dupont Drive
Irvine, CA 92612-1301

B. James Pantone
Pantone Law
1600 Dove Street, Suite 101
Newport Beach, CA 92660

Brooks Morgan DDS
1311 Antigua Way
Newport Beach, CA 92660-4913

Burt Wright and Associates
801 E. Campbell Road, Suite 165
Richardson, TX 75081-6759

California Dental Buying Group
10702 Vanowen Street
North Hollywood, CA 91605-6401

Castillo Mercedes G.
141 W. Wilshire Avenue, Apt. 204
Fullerton, CA 92832-1839

Central Credit Services LLC
P.O. Box 357
Ramsey, NJ 07446-0357

Charter Spectrum
P.O. Box 223085
Pittsburgh, PA 15251-2085

Chase
P.O. Box 182613
Columbus, OH 43218-2613

Chase Card Services
Attn: Correspondence
P.O. Box 15298
Wilmington, DE 19850-5298

Chase Card Services
Attn: Correspondence
P.O. Box 15299
Wilmington, DE 19850-5299

Chase Correspondence
Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203-4774

Chase Records Center
Attn: Correspondence Mail
Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203

Chase Slate
P.O. Box 15298
Wilmington, DE 19850-5298

~~Chase Slate~~
~~P.O. Box 94014~~
~~Palatine, IL 60094-4014~~
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Chiesa Shahinian & Giantomasi PC
1 Boland Drive
West Orange, NJ 07052-3686

Christiansen Law Offices PC
17011 Beach Blvd., Suite 900
Huntington Beach, CA 92647-5998

City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842-3070

City of Huntington Beach
2000 Main Street
Huntington Bch, CA 92648-2763

County of Orange
P.O. Box 4515
Santa Ana, CA 92702-4515
Attn: Bankruptcy Unit

Cristofer Tamarit
1311 Antigua Way
Newport Beach, CA 92660-4913

Culligan
502 S. Lyon Street
Santa Ana, CA 92701-6362

Daniel Russo
949 S. Coast Drive, Suite 600
Costa Mesa, CA 92626-7734

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Hahn Fife & Company LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91109

Dora-Luz Arroyo
1515 Drake Drive
Placentia, CA 92870-2519

Dr. Andrew C. Loomis
24896 Golden Vis
Laguna Niguel, CA 92677-7461

Dr. Hamid Bronson Bassir
33 Montanas
Irvine, CA 92612-4674

Elizabeth Landal Hoang
7331 Emerson Avenue
Westminster, CA 92683-6107

Elizabeth Morgan
1311 Antigua Way
Newport Beach, CA 92660-4913

Ethan A. Tamarit
1311 Antigua Way
Newport Beach, CA 92660-4913

Felicia L. McGee
13931 Pegg Street
Westminster, CA 92683-3552

Field Karen L.
23276 Coso
Mission Viejo, CA 92692-1540

Financial Pacific Leasing Inc.
3455 S. 344th Way, Suite 300
Federal Way, WA 98001-9546

Fireman's Fund
443 Crown Point Circle, Suite A
Grass Valley, CA 95945-9557

Five Star Dental Lab
700 N. Valley Street, Suite C
Anaheim, CA 92801-3824

Forms and Filing
P.O. Box 2048
Beaverton, OR 97075-2048

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

GE Capital
P.O. Box 641419
Pittsburgh, PA 15264-1419

GE Finance
9900 Innovation Drive, RP 2100
Wauwatosa, WI 53226-4856

GE Finance LLC
9900 W. Innovation Drive
Wauwatosa, WI 53226-4856

Garcia Jose M.
1919 E. Sycamore Street, Apt. 111
Anaheim, CA 92805-3464

Glidewell Laboratories
4141 MacArthur Blvd.
Newport Beach, CA 92660-2015

Google Adwords
1600 Amphitheatre Pkwy
Mountain View, CA 94043-1351

Great Lakes
P.O. Box 7860
Madison, WI 53707-7860

Heartland Payments Systems
1 Hollywood Way
Jeffersonville, IN 47130

Heng Karen
1748 Walnut Avenue
Long Beach, CA 90813-2431

Henry Schein
P.O. Box 7156
Pasadena, CA 91109-7156

Henry Schein Practice Solutions
135 Duryea Road
Melville, NY 11747-3834

Highland Capital Corp.
5 Center Avenue
Little Falls, NJ 07424-2224

~~Hogan Dental Lab~~
~~7602 Talbert Avenue, Suite E~~
~~Huntington Beach, CA 92648~~
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Hogan Dental Lab
520 N. Brookhurst St., Suite 120
Anaheim, CA 92801-5233

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

JPMorgan Chase Bank National Association
Chase Records Center
Attn: Correspondence Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203-4774

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz & Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

JT Dental Equipment Services
2515 E. Monroe Avenue
Orange, CA 92867-6228

Joanna Lopez
c/o The Foley Group, PLC
1600 Dove Street, Suite 101
Newport Beach, CA 92660-2404

Jose M. Manzo
143 N. Mar Vista Avenue, Unit 102
Pasadena, CA 91106-1594

Katrina Anne Foley
The Foley Group PLC
1600 Dove Street, Suite 101
Newport Beach, CA 92660

LA Retail 1 LLC
P.O. Box 740441
Los Angeles, CA 90074-0441

Law Office of Steven R. Young
600 Anton Blvd., Suite 650
Costa Mesa, CA 92626-7194

Lopez Joanna N.
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Corona, CA 92880-5469

MD Capital Partners Inc.
3455 S. 344th Way, Suite 300
Federal Way, WA 98001-9546

MIS
18-00 Fair Lawn Avenue
Fair Lawn, NJ 07410-2330

MUFG Union Bank, N.A.
c/o Weinstein & Riley, PS
2001 Western Avenue, Suite 400
Seattle, WA 98121-3132

Maria Arellano
c/o The Foley Group, PLC
1600 Dove Street, Suite 101
Newport Beach, CA 92660-2404

Maynor S. Godoy
1916 W. Elm Place
Anaheim, CA 92804-2554

~~Medasend Biomedical Inc.~~
~~11258 Monarch Street, Suite C~~
~~Garden Grove, CA 92841-1436~~
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Medasend Biomedical Inc.
3017 N. Rockwell Avenue
Casa Grande, AZ 85122-7946

Mex
P.O. Box 297871
Fort Lauderdale, FL 33329-7871

Michael & Assoc. PC
555 Saint Charles Drive, Suite 204
Thousand Oaks, CA 91360-3992

~~Michael & Associates PC~~
~~180 E. Ocean Blvd, Suite 200~~
~~Long Beach, CA 90218~~
Mail delivered in error
Incorrect Law Firm

Mission Linen & Uniform
5400 Alton Way
Chino, CA 91710-7601

MUFG Union Bank NA
Attn: Bankruptcy Dept.
400 California Street, Floor 12
San Francisco, CA 94104-1302

Muzak-Southern California
P.O. Box 71070
Charlotte, NC 28272-1070

Nobel Biocare
22715 Savi Ranch Pkwy
Yorba Linda, CA 92887-4609

OC Cosmetic Dental Lab
2284 N. Glassell Street, Suite A
Orange, CA 92865-2743

OC Reef Care
P.O. Box 2176
Costa Mesa, CA 92628-2176

OC Weekly
18475 Bandilier Circle
Fountain Valley, CA 92708-7000

Orange County Properties, LLC
1311 Antigua Way
Newport Beach, CA 92660

~~Orange County Properties, LLC~~
~~Initial Agent for Service of Process~~
~~Ms. Vickie Plaza~~
~~18632 Beach Blvd., Suite 215~~
~~Huntington Beach, CA 92614~~
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Pacific Enterprises
17748 Sky Park Circle, Suite 100
Irvine, CA 92614-4497

Pacific Enterprise Bank
Attn: President
17748 Skypark Circle, Suite 100
Irvine, CA 92614

Pacific Enterprise Bank
Agent for Service of Process
Jerro Otsuki
17748 Skypark Circle, Suite 100
Irvine, CA 92614

Pinto Luis
5425 E. Full Moon Court
Anaheim, CA 92807-4700

Polanco Jr., Juan C.
8152 13th Street, Apt. D
Westminster, CA 92683-7287

Pride Pest Control
P.O. Box 1023
Garden Grove, CA 92842-1023

Republic Services 676
P.O. Box 78829
Phoenix, AZ 85062-8829

Richard Investments LLC
3457 Adanac Street
Vancouver, BC V5k2P5

Robert K. Morrow
P.O. Box 3482
Lake Arrowhead, CA 92352-3482

~~Robert K. Morrow~~
~~609 Deep Valley Drive, Suite 200~~
~~Rolling Hills Estates, CA 90274-3614~~
Attempted – Not Known
Unable to Forward/RTS

Rodriguez Jasmen M.
10931 Carmenita Road
Whittier, CA 90605-3239

Rodriguez Jasmen M.
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Whittier, CA 90605-2539

Sentry Insurance
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Stevens Point, WI 54481-1283

Sexon Karen
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Buena Park, CA 90620-2345

Shoreline Dental Lab
960 S. Via Rodeo
Placentia, CA 92870-6775

Sirco/Irvine Business Park II
1900 E. Warner Avenue, Suite 1P
Santa Ana, CA 92705-5549

Sky Dental Supply Inc.
4825 District Blvd.
Vernon, CA 90058-2716

Snow Lake Lodge Assoc.
P.O. Box 61328
Phoenix, AZ 85082-1328

Solution Reach Inc.
2600 Ashton Blvd.
Lehi, UT 84043-6037

~~Solution Reach Inc.~~
~~2912 W. Executive Pkwy, Ste. 300~~
~~Lehi, UT 84043-4611~~
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Stacey M. McCormick
980 Valencia Street, Apt. 1
Costa Mesa, CA 92626-5729

Staples Advantage
500 Staples Drive
Framingham, MA 01702-4474

~~Sulahian Enterprises~~
~~2650 Mission Street, Suite 206~~
~~San Marino, CA 91108-1631~~
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Sulahian Enterprises
848 Cresthaven Drive
Los Angeles, CA 90042-1426

The Foley Group PLC
1600 Dove Street, Suite 101
Newport Beach, CA 92660-2404

The Morgan Living Trust dated
April 11, 2018
1311 Antigua Way
Newport Beach, CA 92660

~~Time Warner Cable~~
~~7801 Edinger Avenue~~
~~Huntington Beach, CA 92647~~
Not Deliverable as Addressed
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~~Time Warner Cable~~
~~60 Columbus Circle~~
~~New York, NY 10023~~
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Time Warner/Spectrum Cable
4145 S. Falkenburg Road
Riverview, FL 33578-8652

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6266 Cheyenne Drive
Westminster, CA 92683-2000

US Bank
P.O. Box 5229
Cincinnati, OH 45201-5229

US Bank
4325 17th Avenue S
Fargo, ND 58125-6200

US Bank/Rms Cc
Card Member Services
P.O. Box 108
Saint Louis, MO 63166-0108

Ultradent Products
P.O. Box 952648
Saint Louis, MO 63195-2648

Uncle Bob's Self Storage S527
3190 Pullman Street
Costa Mesa, CA 92626-3319

Uncle Bob's Self Storage 5527
3190 Pullman Street
Costa Mesa, CA 92626-3319

Union Bank
P.O. Box 650349
Dallas, TX 75265-0349

United Collection Bureau Inc.
P.O. Box 1418
Maumee, OH 43537-8418

Weinstein & Riley PS
2001 Western Avenue, Suite 400
Seattle, WA 98121-3132

Wells Fargo Visa
P.O. Box 77033
Minneapolis, MN 55480-7733

Wells Fargo
P.O. Box 7666
Boise, ID 83707-1666

Wells Fargo
P.O. Box 77033
Minneapolis, MN 55480-7733

Wells Fargo Bank NA
P.O. Box 29482
Phoenix, AZ 85038-9482

Wells Fargo Bank, N.A.
Small Business Lending Division
P.O. Box 29482
Phoenix, AZ 85038-9728

Wells Fargo Bank, National Association
P.O. Box 6148
El Monte, CA 91734

Henla D. West, Loan Servicing Specialist
Wells Fargo Bank, National Association
100 W. Washington Street, 8th Floor
Phoenix, AZ 85003

Westguard Insurance Company
P.O. Box 785570
Philadelphia, PA 19178-5570

X Handpiece Systems, Inc.
2284 N. Glassell Street, Suite A
Orange, CA 92865-2743