

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address J. Scott Williams, State Bar No. 110173 J. SCOTT WILLIAMS, ATTORNEY AT LAW 15615 Alton Pkwy, Suite 175 Irvine, CA 92618 TEL 949-660-8680 FAX 866-284-8670 jwilliams@williamsbkmfirm.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: CHRISTOPHER SUMMERS Debtor(s).	CASE NO.: 8:20-bk-12488-ES CHAPTER: 11 <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 08/05/2021	Time: 10:30 am
Location: 411 West 4th Street, Courtroom 5A, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 07/22/2021

Description of property to be sold: 24702 El Camino Capistrano, Dana Point, CA 92629-3014

Terms and conditions of sale:
 \$100,000.00 deposit; \$3,100,000.00 at close of escrow; all cash, no financing; escrow to close on August 9, 2021.

Proposed sale price: \$ 3,200,000.00

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):

All terms must be identical other than price. Initial overbid must be at least \$3,300,000.00. Subsequent overbids in increments of \$50,000.00 minimum.

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

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

J. Scott Williams, Attorney at Law, 15615 Alton Pkwy, Suite 175, Irvine, CA 92618, TEL 949-660-8680; Fax 866-284-8670; Email jwilliams@williamsbkfirm.com

Date: 07/08/2021

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

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:
15615 Alton Pkwy, Suite 175, Irvine, CA 92618.

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)* 07/08/2021, 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 *(date)* 07/08/2021, 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)* _____, 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.

07/08/2021
Date

J. SCOTT WILLIAMS
Printed Name

/s/J. Scott Williams
Signature

PROOF OF SERVICE

(Continued)

I. Served via NEF:

- Michael J Hauser michael.hauser@usdoj.gov
- Daniel I Singer daniel@dsingerlawgroup.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- J Scott Williams jwilliams@williamsbkfirm.com, g24493@notify.cincompass.com

II. Served via US Mail:

The Honorable Erithe A. Smith
United States Bankruptcy Judge
411 West Fourth Street, Suite 5040
Santa Ana, CA 92701-4593

(and see attached)

Label Matrix for local noticing
0973-8
Case 8:20-bk-12488-ES
Central District of California
Santa Ana
Thu Jul 8 15:27:20 PDT 2021

Red Leaf Servicing
Red Leaf Servicing
c/o Singer Law Group
2601 Main Street
Irvine, CA 92614-6220

Team Laguna INC
1190 Glenneyre St
Laguna Beach, CA 92651-2908

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

AT&T
PO Box 5025
Carol Stream, IL 60197-5025

Atlantic Capital Bank
945 E Paces Ferry Rd NE
Atlanta, GA 30326-1362

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Bank of America, N.A.
P O Box 982284
El Paso, TX 79998-2284

Chick's Plumbing
34172 Doheny Park Rd
Capistrano Beach, CA 92624-1109

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

Harold S. Nelson
Attorney at Law
22902 Sonriente Tri
Trabuco Canyon, CA 92679-3605

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

Joe Taccarino
Joe the Plumber
34101 Via California
San Juan Capistrano, CA 92675-5057

Navient
PO Box 9635
Wilkes Barre, PA 18773-9635

Orange County Treasurer/Tax Collector
601 N Ross St
Santa Ana, CA 92701-4091

PODS
13535 Feather Sound Dr
Clearwater Beach, FL 33762-2259

Panoramic Doors
1340 Reynolds Ave Ste 116
Irvine, CA 92614-5525

Pioneer Credit Recovery, Inc.
PO Box 349
Arcade, NY 14009-0349

Red Leaf Servicing
11770 Bernardo Plaza Ct Ste 205
San Diego, CA 92128-2424

San Diego Gas & Electric
644 W Mission Ave
Escondido, CA 92025-1611

South Coast Water District
31592 West St
Laguna Beach, CA 92651-6907

Southern California Edison
PO Box 6400
Rancho Cucamonga, CA 91729-6400

The Singer Law Group
2222 Martin Ste 214
Irvine, CA 92612-1434

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Christopher Summers
24702 El Camino Capistrano
Dana Point, CA 92629-3014

J Scott Williams
15615 Alton Pkwy Ste 175
Irvine, CA 92618-7303

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Bank of Americ
PO Box 982238
El Paso, TX 79998-2238

(d)Bank of America
PO Box 982238
El Paso, TX 79998-2238

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)See Attached Promissory Note/Deed of Trust

End of Label Matrix	
Mailable recipients	25
Bypassed recipients	1
Total	26