

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JEFFREY S. SHINBROT, ESQUIRE (SBN 155486) jeffrey@shinbrotfirm.com JEFFREY S. SHINBROT, APLC 15260 Ventura Blvd., Suite 1200 Sherman Oaks, CA 91403 Telephone: (310) 659-5444 Fax (310) 878-8304	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeffrey I. Golden, Chapter 7 Trustee	

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

In re: RUSSELL BANJAMIN WALLACE Debtor(s).	CASE NO.: 8:21-bk-10423-SC CHAPTER: 7 <p style="text-align: center;">AMENDED NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 04/11/2023	Time: 10:00 am
Location: Courtroom 5C, 411 W. Fourth St., Santa Ana, CA	

Type of Sale: Public Private **Last date to file objections:** 03/28/2023

Description of property to be sold:

Single family home commonly known as 2155 Temple Hills Drive, Laguna Beach, California 92651 (the "Property")

Terms and conditions of sale: The sale amount is \$4,000,000, the buyer is Yibing Mao, her address is 2165 Temple Hills, Drive, Laguna Beach, California 92651. The sale is all cash, there are no contingencies, except approval by the Bankruptcy Court. Property is being sold "As-Is", "Where-Is" with all faults and with no warranties expressed or implied. Closing will be thirty days after Bankruptcy Court approval of sale. The sale is subject to overbid as set forth below.

Proposed sale price: \$ 4,000,000.00

Overbid procedure (if any): Auction at the hearing will be conducted in the event of a qualified bid, to qualify as a bidder, bidder must not later than 9:00 a.m. on April 7, 2023, deposit \$120,000 with the Trustee in certified funds, demonstrate financial ability to close, and bid must be in writing and non-contingent. The initial overbid shall be not less than \$4,010,000, and any subsequent overbids shall be not less than in \$10,000.00 increments

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

April 11, 2023
10:00 a.m.
411 W. Fourth St.
Courtoom 5C
Santa Ana, CA

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

JEFFREY S. SHINBROT, ESQUIRE (SBN 155486)
jeffrey@shinbrotfirm.com
JEFFREY S. SHINBROT, APLC
15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403
Telephone: (310) 659-5444
Fax (310) 878-8304
Counsel for Jeffrey I. Golden, Chapter 7 Trustee

Date: 03/20/2023

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:

15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403

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:

X 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*) 3/20/2023, 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:

- **J.D. Cuzzolina** info@cuzzlaw.com, jp@cuzzlaw.com
- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Jeffrey I Golden (TR)** lwerner@go2.law, jig@trustesolutions.net; kadele@go2.law; C205@ecfcbis.com
- **Garrick A Hollander** ghollander@wghlawyers.com, jmartinez@wghlawyers.com; svillegas@wghlawyers.com
- **Brett Ramsaur** brett@ramsaurlaw.com, alecia@ramsaurlaw.com; paralegal@ramsaurlaw.com
- **Arvind Nath Rawal** arawal@aisinfo.com
- **Jeffrey S Shinbrot** jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com
- **Andrew Edward Smyth** office@smythlo.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov

X 2. SERVED BY UNITED STATES MAIL: On 3/20/2023 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.

Judges Copy

Hon. Scott C. Clarkson
United States Bankruptcy Court
411 W. Fourth Street., Suit 5130
Santa Ana, CA 92701

X additional service list attached.

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*) 3/20/2023, 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.

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

3/20/2023

Sandra Rodriguez

/s/Sandra Rodriguez

Date

Printed Name

Signature

Case Number: 8:21-bk-10423-ES

Chapter 7 Debtor
Russell Benjamin Wallace
2155 Temple Hills Dr
Laguna Beach, CA 92651-2663

Capital One
PO Box 60599
City of Industry, CA 91716-0599

Orange Count Treasurer & Tax Collector

Creditors

Attn: Capital One Auto Finance, a division
of Capital One, N.A.
AIS Portfolio Services, LP
4515 N Santa Fe Ave. Dept. APS
Oklahoma City, OK 73118

Capital One Bank (USA), N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

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

First Progress
PO Box 9053
Johnson City, TN 37615-9053

AI I y
PO Box 380902
Bloomington, MN 55438-0902

Greendot
PO Box 9206
Old Bethpage, NY 11804-9006

Bank of America
PO Box 1509
Wilmington, DE 19886-0001

Opensky Card Services
PO Box 9224
Old Bethpage, NY 11804-9224

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

SchoolsFirst FCU
PO Box 11908
Santa Ana, CA 92711-1908

Barclays
PO Box 60517
City of Industry, CA 91716-0517

Kevin Homaizad
c/o J.D. Cuzzolina, Esquire
The Law Office of J.D. Cuzzolina, Esq
5753G Santa Ana Canyon Rd#297
Anaheim, CA 92807

California Dept. of Tax and Fee Admin.
Collections Support Bureau, MIC: 55
PO Box 942879
Sacramento, CA 94279-0001

Citadel Servicing Corporation
PO Box 100081
Duluth, GA 30096

Attorneys for Marie Minaberry, Trustee et
al.

Richard L. Seide, Esquire
Richard L. Seide, APC
901 Dove Street Ste. 120
Newport Beach, CA 92660

Lonnie K. Seide, Esquire
MINYARD MORRIS
1811 Quail Street
Newport Beach, CA 92660

Orange County
Attn: Treasurer-Tax Collector
PO Box 1438
Santa Ana, CA 92702-1438

Monica Beltran
979 Woodland Parkway No. 101-98
San Marcos, CA 92069

Counsel to Monica Beltran
David S. Martucci, Esquire
1181 Puerta del Sol, Suite 130
San Clemente, CA 92673

NEF

Hahn Fife & Company, LLP
790 E. Colorado Blvd. 9th Fl.
Pasadena, CA 91101

Clarence Yoshikane
Berkshire Hathaway Home Services
1400 Newport Center Dr. Suite 200
Newport Beach, CA 92660

Potential Buyer

Yibing Mao
c/o Temple Hills Investment LLC
2165 Temple Hills Drive
Laguna Beach, CA 92651