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☐ *Individual appearing without attorney*
☒ *Attorney for:* Donald Chae, Debtor-In-Possession

FOR COURT USE ONLY

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

In re:

DONALD CHAE,

Debtor(s).

CASE NO.: 8:21-bk-12493-SC

CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/14/2022 **Time:** 11:00 am

Location: United States Bankruptcy Court, Courtroom 5C, 411 West Fourth Street, Santa Ana, California 92701

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 11/30/2022

Description of property to be sold: Commercial real property located at and commonly known as 6840 Beach Blvd, Buena Park, CA 90621; APN 276-323-02 - legal description contained in Motion, filed on October 10, 2022 as Docket No. 216.

Terms and conditions of sale: Buyer will pay $1,330,000 to the Estate, subject to overbid and bankruptcy court approval. Property is being sold on an "as is" and "where is" basis without representations, warranties, or recourse.

Proposed sale price: $1,330,000, subject to overbid.

Overbid procedure (*if any*): The proposed sale is subject to overbids as detailed in the Motion. The initial overbid must exceed the proposed sale price by at least $20,000 and subsequent overbids must be in minimum increments of $10,000. To participate as an overbidder, one must submit a "Qualified Bid" to the Debtor's broker, Fouy Ly, by December 12, 2022 at 5:00 p.m. If a "Qualified Bid" is received, an open auction will take place at the December 14th hearing.

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

December 14, 2022
United States Bankruptcy Court, Central District of California
Santa Ana Division
411 West Fourth Street,
Santa Ana, California 92701
Courtroom 5C

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

Fouy Ly
5 Park Plaza, Suite 1700
Irvine, CA 92614
(949) 557-5012
Fouy.Ly@kidder.com

Date: 11/15/2022

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:
3200 Park Center Drive, Suite 250, Costa Mesa, CA 92626

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*) **11/15/2022**, 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*) **11/15/2022**, 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.

Honorable Scott C. Clarkson
U.S. Bankruptcy Court, Ronald
Reagan Federal Building
411 West Fourth Street
Suite 5130
Santa Ana, CA 92701-4593

☐ 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.

11/15/2022	Lynnette Garrett	/s/ *Lynnette Garrett*
Date	*Printed Name*	*Signature*

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Alexander F Berk aberk@mayerbrown.com, courtnotification@mayerbrown.com
- Sean R Bozarth seanb@novianlaw.com
- Steven Casselberry Steve.Casselberry@procopio.com, samantha.geraghty@procopio.com
- Vikrant Chaudhry vik@thevclawgroup.com
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- Reed S Waddell rwaddell@frandzel.com, sking@frandzel.com
- Gerrick Warrington gwarrington@frandzel.com, sking@frandzel.com