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**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 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: To be determined	Time: To be determined
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:** To be determined

Description of property to be sold: Real property located at 22003 Pacific Coast Highway, Malibu, CA, APN 4451-007-0018; and the real property located at 3849 Carbon Canyon Road, Malibu, CA, APN 4451-007-009. See Motion for Order Approving Bid Procedures for Sale of Real Properties Located at: (1) 22003 Pacific Coast Highway, Malibu California; and (2) 3849 Carbon Canyon Road, Malibu, California [Docket No. 304] (the "Bid Procedures Motion").

Terms and conditions of sale: Stalking Horse Bidder to pay \$6,000,000 total for both properties, subject to overbid and bankruptcy court approval. Properties are being sold on an "as-is" and "where is" basis without representations, warranties, or recourse.

Proposed sale price: \$ 6,000,000.00 subject to overbids

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): The initial overbid for both properties must exceed the proposed sale price by at least \$300,000 and subsequent overbids must be in minimum increments of \$150,000. The complete overbid procedures are set forth in Exhibit 1 to the Bid Procedures Motion.

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

To be determined. The Stalking Horse Bidder has until June 17, 2023 to waive contingencies and elect to proceed with the sale. The "Bid Deadline" is 5:00 p.m. (P.S.T.) on the earlier of the 45th day after June 17, 2023 or the date upon which the Stalking Horse Bidder waives contingencies and elects to proceed with the sale. If qualified bids are timely received, then the Debtor may hold an auction. Any auction will take place 15 days after the Bid Deadline, or such other date and time as may be determined by the Debtor. The Debtor will file a motion to approve the sale of the Properties within 7 days of the Bid Deadline. Following any auction and the Debtor's determination of the winning bid, the Debtor shall file a supplement with the Court disclosing the results of the auction. The Debtor will submit amended forms of this sale notice first, following (the earlier of (a) June 17, 2023 or (b) the date upon which the Stalking Horse Bidder waives contingencies, which will disclose the Bid Deadline; and second, upon the filing of the sale motion.

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

Robert S. Marticello
Smiley Wang-Ekval LLP
3200 Park Center Dr., Suite 250
Costa Mesa, CA 92626
(714)445-1000
rmarticello@swelawfirm.com

Date: 04/20/2023

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

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)* 4/20/2023, 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:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* 4/20/2023, 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.

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.

4/20/2023
Date

Lynnette Garrett
Printed Name

/s/ Lynnette Garrett
Signature

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

- Alexander F Berk alexander.berk@bfkn.com, courtnotification@mayerbrown.com
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