

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Thomas H. Casey – Bar No. 138264 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 26400 La Alameda, Suite 210 Mission Viejo, CA 92691 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Thomas H. Casey	FOR COURT USE ONLY
---	--------------------

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

In re: QINGMING FANG, Debtor(s).	CASE NO.: 8:22-bk-10440-SC CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
--	---

Sale Date: 06/25/2026	Time: 11:00 am
Location: 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 06/11/2026

Description of property to be sold: Real Property located at 4469 La Serena Drive, Yorba Linda, CA 92886
 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 compensation of Trustee's real estate agent; (3) authorizing the distribution of sale proceeds; and, (4) waiving 14 day stay imposed by FRBP 6004(h) ("Sale Motion").

Terms and conditions of sale: As-is, where-is, no warranties expressed or implied, buyer has 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: \$ 2,200,000.00

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): Initial overbid to exceed original offer by \$10,000.00, and subsequent bids in increments of \$1,000.00; see the Trustee's Motion to Approve Bidding Procedures (Doc 431) for full bidding procedures; deadline for submitting overbids is June 22, 2026 by 12:00 p.m.

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

Date: June 25, 2026
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
Berkshire Hathaway HomeServices California Properties
23 Corporate Plaza, Suite 100
Newport Beach, California, 92660
Cell: (714) 606-5765
Email: clarence.yoshikane@gmail.com

Date: 06/01/2026

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:

26400 La Alameda, Suite 210, Mission Viejo, CA 92691

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*) **June 1, 2026**, 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:

- Kriss Aragon kriss.aragon@bmo.com, BKUPDATES@BANKOFTHEWEST.COM
- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Alexander Deegan POCInquiries@BonialPC.com
- Cesar Espinoza bankruptcyonlinefilings@lfcu.com
- Alan W Forsley alan.forsley@flpllp.com, awf@fklawfirm.com, awf@fl-lawyers.net, addy@flpllp.com, andrea@flpllp.com
- Roseann Frazee roseann@frazeeelawgroup.com
- Hal D Goldflam hgoldflam@frandzel.com, sking@frandzel.com, autodocket@frandzel.com

Service information continued on attached page

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

On (*date*) **June 1, 2026**, 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

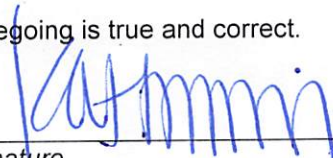
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **June 1, 2026**, I served the following persons and/or entities by personal delivery, overnight mail service, 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.

June 1, 2026
Date

Kathy Driggers
Printed Name


Signature

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

- Stella A Havkin stella@havkinandshrago.com, shavkinesq@gmail.com
- Matthew S Henderson matthew.henderson@piblaw.com, rhonda.viers@piblaw.com
- Brett Ramsaur brett@ramsaurlaw.com, alecia@ramsaurlaw.com; paralegal@ramsaurlaw.com
- Dean Reeves dreeves@bgwlawyers.com, mbravo@bgwlawyers.com
- Amitkumar Sharma amit.sharma@aisinfo.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Gerrick Warrington gwarrington@frandzel.com, achase@frandzel.com, autodocket@frandzel.com
- Sam X J Wu wuefile@yahoo.com
- Victor Yoo vjy@taxlawyersgroup.com

SERVED BY US MAIL:

Interested Party

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

Debtor

Qingming Fang
1075 E. Imperial Highway, Suite
163
Placentia, CA 92870

Request for Notice

BMO Bank N.A. Department
AIS Portfolio Services, LLC
4515 N. Santa Fe Ave., Dept. APS
Oklahoma City, OK 73118

Interested Parties

Yunfei (Alan) Ni, Esq.
Ni Law L.A.
35 North Lake Avenue, Suite 710
Pasadena, CA 91101

Stephen L. Raucher, Esq.
Reuben Raucher & Blum
12400 Wilshire Blvd., Suite 800
Los Angeles, CA 90025

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

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

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

Tesla, Inc.
3500 Deer Creek Road
Palo Alto, CA 94304

Tesla, Inc.
12832 S. Frontrunner Blvd.
Draper, UT 84020-5491

Creditors

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

Bank of America
P.O. Box 15019
Wilmington, DE 19886

~~Bank of the West~~
~~P.O. Box 2078~~
~~Omaha, NE 68103-2078~~
Unable to Forward/RTS

Bank of the West
2527 Camino Ramon
San Ramon, CA 94583-4213

Citibank
P.O. Box 6500
Sioux Falls, SD 57117-6500

Citibank, N.A.
5800 S. Corporate Place
Sioux Falls, SD 57108-5027

Logix
P.O. Box 4130
Castaic, CA 91310-4130

Logix Federal Credit Union
27918 Franklin Parkway
Valencia, CA 91355-6019

~~Toyota Motor Credit Corporation~~
~~P.O. Box 8026~~
~~Cedar Rapids, IA 52408-8026~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

~~Toyota Financial Services~~
~~P.O. Box 8026~~
~~Cedar Rapids, IA 52409~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Toyota Motor Credit Corporation
14841 Dallas Parkway, Suite 425
Dallas, TX 75254-8067

Wells Fargo Bank
P.O. Box 51193
Los Angeles, CA 90051-5493

Wells Fargo Bank, N.A.
Wells Fargo Card Services
P.O. Box 10438, MAC F8235-02F
Des Moines, IA 50306-0438

SERVED VIA EMAIL:

**Real Estate Agent Clarence
Yoshikane**
clarence.yoshikane@gmail.com
j_toyama@verizon.net

**Real Estate Agent Lynnette
Anderson**
lynnette@caliberre.net

CPA Donald T. Fife

dfife@hahnfife.com

**Counsel for Zhejiang Chenyuan
Industrial Development Co., Ltd.**

Rongping Wu, Esq.:

lwu@dgwllp.com

Attorney Alan Ni

ani@nilawla.com

Attorney Stephen Raucher

sraucher@rrbattorneys.com

Tesla, Inc.

EnergyBankruptcy@Tesla.com

propertyandtitle@tesla.com

EnergyReassignment@tesla.com

eticketing@tesla.com