

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  D. EDWARD HAYS, #162507 ehays@marshackhays.com KRISTINE A. THAGARD, #094401 kthagard@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 (949) 333-7777 (949) 333-7778 - Fax  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: RICHARD A. MARSHACK, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re: AB CAPITAL, LLC., a California limited liability company,          Debtor(s).	CASE NO.: 8:22-bk-11585-TA CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> December 3, 2024	<b>Time:</b> 11:00 a.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, Santa Ana Division, Courtroom 5B, 411 W. Fourth St., Santa Ana, CA 92701. The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** November 19, 2024

**Description of property to be sold:** Real Property commonly known as 7570 to 7590 La Jolla Boulevard,  
La Jolla, California 92037  
APN: 350-411-16-00; legal description contained in the Sale Motion filed on November 12, 2024, as Dk. No. 963 ("Sale Motion").

**Terms and conditions of sale:** The proposed sale is as-is, where-is, as more specifically provided in Trustee's Purchase and Sale Agreement, with all faults, and subject to overbid. Bid price by Buyer is \$4,000,000.00 with a \$200,000.00 deposit.  
The proposed terms of sale are subject to overbid, which procedures are described in the Sale Motion.

**Proposed sale price:** \$4,000,000.00

**Overbid procedure (if any):** Bid price by Buyer is \$4,000,000.00 with a \$200,000.00 deposit.

Each Bid must bid an initial amount of at least \$100,000.00 over the Purchase Price, or \$4,100,000.00 ("Baseline Bid").

Minimum bid increments thereafter shall be in the amount of \$10,000.00. The Bid must be in writing and received by Trustee or his counsel Kristine A. Thagard on or before 5:00 p.m. (California time) or or before three (3) business days prior to the hearing on the Sale Motion. See Sale Motion for additional requirements to Bid and overbid procedures.

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

December 3, 2024 at 11:00 a.m.

United States Bankruptcy Court, Central District of California

Santa Ana Division, Courtroom 5B

411 W. Fourth Street, Santa Ana, CA 92701

The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.

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

Clarence Yoshikane / Jennifer Toyama

Berkshire Hathaway HomeServices CA Properties

1400 Newport Center Drive, Suite 200

Newport Beach, CA 92660

Telephone: (714) 606-5765

Clarence.Yoshikane@gmail.com

J\_Toyama@verizon.net

James Niel / Telephone: (858) 369-3083

Kristine A.Thagard / kthagard@marshackhays.com

Date: November 12, 2024

## 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:  
870 Roosevelt, Irvine, CA 92620.

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 **November 12, 2024**, 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 **November 12, 2024**, 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:** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_, 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.

PURSUANT TO HONORABLE THEODOR C. ALBERT'S PROCEDURES THE REQUIREMENT OF LBR 5005-2(d) TO PROVIDE JUDGES COPIES IS SUSPENDED AT THIS TIME.

☐ 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.

November 12, 2024  
Date

Cynthia Bastida  
Printed Name

/s/ Cynthia Bastida  
Signature

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

- **Anerio V Altman** LakeForestBankruptcy@jubileebk.net, lakeforestpacer@gmail.com; ecf@casedriver.com
- **Jessica L Bagdanov** jbagdanov@bg.law, ecf@bg.law
- **James C Bastian** jbastian@shulmanbastian.com
- **Michael Jay Berger** , yathida.nipha@bankruptcypower.com; michael.berger@ecf.inforuptcy.com
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- **Thomas J Polis** , paralegal@polis-law.com; r59042@notify.bestcase.com
- **Douglas B Provencher** dbp@provlaw.com

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

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- **Talin V Yacoubian** talin@yplawfirm.net
- **Beth Ann R. Young** bry@lnbyg.com, bry@lnbyb.com

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

**UNDELIVERABLE**  
**11/12/2023, U.S. MAIL REDIRECTED**  
**TO THE CHAPTER 7 TRUSTEE;**  
**11/2/23 EMAIL RETURNED**

**DEBTOR**  
AB CAPITAL, LLC  
ATTN JOSHUA R. PUKINI  
15 CORPORATE PLAZA DR STE 200  
NEWPORT BEACH, CA 92660

**UNDELIVERABLE**  
**11/12/2023, U.S. MAIL REDIRECTED**  
**TO THE CHAPTER 7 TRUSTEE**

**DEBTOR**  
AB CAPITAL, LLC  
ATTN RYAN YOUNG, MANAGING  
MEMBER  
15 CORPORATE PLAZA DR STE 200  
NEWPORT BEACH, CA 92660

**UNDELIVERABLE**  
**11/12/2023, U.S. MAIL REDIRECTED**  
**TO THE CHAPTER 7 TRUSTEE;**  
**11/2/23 EMAIL RETURNED**

**REGISTERED AGENT FOR SERVICE**  
**OF PROCESS**  
AB CAPITAL, LLC  
C/O RYAN YOUNG  
15 CORPORATE PLAZA DR STE 200  
NEWPORT BEACH, CA 92660