

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address		FOR COURT USE ONLY	
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: Karen Sue Naylor, Chapter 7 Trustee			
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION			
In re:  SAMUEL JINKYOO KANG,		CASE NO.: 8:23-bk-11453-SC CHAPTER: 7	
Debtor(s).		NOTICE OF SALE OF ESTATE PROPERTY	

<b>Sale Date:</b> 11/26/2024	<b>Time:</b> 11:00 am
<b>Location:</b> 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 11/12/2024

**Description of property to be sold:** 122 Cutlass, Irvine, California 92620

See Trustee's concurrently filed Motion ("Sale Motion") for an order (1) authorizing the Trustee to sell certain residential real property located at 122 Cutlass, Irvine, CA 92620 pursuant to 11 U.S.C. Section 363(b) and (f) free and clear of all liens and encumbrances; (2) approving overbid procedures; (3) approving compensation of the Trustee's real estate agent; (4) authorizing the distribution of sale proceeds; and, (5) waiving the 14 day stay imposed by FRBP 6004(h)

**Terms and conditions of sale:** To sell on an all cash basis, as-is, where-is, without warranties, expressed or implied, no contingencies; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

**Proposed sale price: \$ 2,800,000.00**

**Overbid procedure (if any):** See Sale Motion for full bidding procedures; deadline for submitting overbids is  
November 21, 2024

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

Date: November 26, 2024  
Time: 11:00 a.m.  
Location: U.S. Bankruptcy Court  
411 West Fourth Street  
Courtroom 5C  
Santa Ana, CA 92701

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

Berkshire Hathaway HomeServices California Properties  
23 Corporate Plaza, Suite 100  
Newport Beach, California 92660  
Telephone: 714-606-5765  
Email: clarence.yoshikane@gmail.com

Date: 11/04/2024

## 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:

**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*) **November 4, 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:

- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Jisoo Hwang jhwanglaw@yahoo.com
- Amanda L Marutzky amarutzky@watttieder.com, jleiman@watttieder.com
- Sebastian M Medvei smedvei@medveilaw.com
- Karen S Naylor (TR) alane@ringstadlaw.com, knaylor@IQ7technology.com;ecf.alert+Naylor@titlexi.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

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

On (*date*) **November 4, 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** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **November 4, 2024**, 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.

**Agent for Buyer**: JC Pacific Capital, Inc., Steven Liu: email address: stevenliux@gmail.com

☐ 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 4, 2024  
Date

Kathy Driggers  
Printed Name

  
Signature

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

**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**

Samuel Jinkyoo Kang  
122 Cutlass  
Irvine, CA 92620

**Request for Special Notice**

Amanda L. Marutzky, Esq.  
Watt, Tieder, Hoffar & Fitzgerald  
LLP  
4 Park Plaza, Suite 1000  
Irvine, CA 92614

**Interested Parties**

Clarence Yoshikane  
c/o Berkshire Hathaway  
HomeServices California  
Properties  
23 Corporate Plaza, Suite 100  
Newport Beach, CA 92660

Open Bank  
550 S. Western Avenue  
Los Angeles, CA 90020-4208

Boon Soon Lee  
7 Springdale Road  
Cromwell, CT 06416-2540

Soo Ok Choi  
Medvei Law Group, APC  
Sebastian M. Medvei, Esq.  
655 N. Central Avenue, #1700  
Glendale, CA 91203-1439

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

Eun Hye In  
122 Cutlass  
Irvine, CA 92620

**Creditors**

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

Bank of America, N.A.  
P.O. Box 790087  
Saint Louis, MO 63101

BK Servicing LLC  
P.O. Box 131265  
Roseville, MN 55113-0011

Boon Soon Lee  
7 Springdale Road  
Cromwell, CT 06416-2540

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

Citibank, N.A.  
Shop Your Way  
P.O. Box 6286  
Sioux Falls, SD 57117-6286

David S. Kim  
3731 Wilshire Blvd., Suite 910  
Los Angeles, CA 90010-2827

Hahn Fife & Company LLP  
1055 E. Colorado Blvd., 5<sup>th</sup> Floor  
Pasadena, CA 91106-2371

Jack Pope  
Pope's Antiques & Auctions, Inc.  
55898 Santa Fe Trail  
Yucca Valley, CA 92286

Mercedes Financial  
P.O. Box 961  
Roanoke, TX 76262-0961

Mercedes-Benz Financial Services  
USA LLC  
c/o BK Servicing, LLC  
P.O. Box 131265  
Roseville, MN 55113-0011

Merchants Bonding Company  
(Mutual)  
2100 Fleur Drive  
Des Moines, IA 50321-1158

Merchants Bonding Company  
c/o Amanda L. Marutzky, Esq.  
Daniel H. Butler, Esq.  
c/o Watt Tieder Hoffar & Fitzgerald  
LLP  
4 Park Plaza, #1000  
Irvine, CA 92614

~~NIW USA, Inc.~~  
~~3435 Wilshire Blvd., Suite 430~~  
~~Los Angeles, CA 90010-2283~~  
Insufficient Address  
Unable to Forward  
Return to Sender

Open Bank  
550 S. Western Avenue  
Los Angeles, CA 90020-4208

~~Rex Counselor~~  
~~3435 Wilshire Blvd., #430~~  
~~Los Angeles, CA 90010-2283~~  
Insufficient Address  
Unable to Forward  
Return to Sender

~~Rex Counselor~~  
~~3325 Wilshire Blvd., Suite 910~~  
~~Los Angeles, CA 90010~~  
Attempted – Not Known  
Unable to Forward  
Return to Sender

SBA EIDL  
SBA Administration  
14925 Kingsport Road  
Fort Worth, TX 76155-2243

Soo Ok Choi  
Medvei Law Group, APC  
Sebastian M. Medvei, Esq.  
655 N. Central Avenue, #1700  
Glendale, CA 91203-1439

State of California  
Franchise Tax Board  
Bankruptcy Section MS A340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Watt Tieder Hoffar & Fitzgerald  
LLP  
4 Park Plaza, #1000  
Irvine, CA 92614-2552