

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Kevin Tang Esq. (SBN: 291051) TANG & ASSOCIATES 17011 Beach Blvd, Suite 900 Huntington Beach, California 92647 Tel. (714) 594-7022; Fax. (714)-594-7024 kevin@tang-associates.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re:  XIAOYU MA        Debtor(s).	CASE NO.: 8:23-bk-12329-MH CHAPTER: 13        <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/08/2024	<b>Time:</b> 1:00 pm
<b>Location:</b> 255 E. Temple Street, Courtroom 1545, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 01/25/2024

**Description of property to be sold:**

Real property commonly known as 21 Wedgewood, Irvine, Ca 92620, APN 530-301-52, legal description contained in the Sale Motion filed on January 13, 2024, as Dkt. no. 27 ("Sale Motion").

**Terms and conditions of sale:**

The proposed sale is as-is, where-is, as more specifically provided in Purchase Agreement, with all faults, and subject to overbid. Bid price by Buyer is \$1,900,000.00 with a deposit of \$57,000.00. See Sale Motion for further details.

The proposed terms of sale are subject to overbid, which procedures are described in the Sale Motion.

**Proposed sale price:** \$ 1,900,000.00

**Overbid procedure (if any):** Bid price by buyer is \$1,900,000.00

Any Overbid must provide for a minimum purchase price of at least \$1,910,000 (i.e. \$10,000 more than the accepted offer from Buyer). Any Overbid must be accompanied by a deposit of \$57,000 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and best bid for the Property ("Best Bid"), and proof satisfactory to Trustee that such bidder has sufficient funds to complete the sale.

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

February 8, 2024, at 10:30 a.m.  
United States Bankruptcy Court, Central District of California  
Santa Ana Division, Courtroom 6C  
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):**

Kevin Tang  
Tang & Associates  
17011 Beach Blvd., Suite  
Huntington Beach, CA Telephone:  
(714) 594-7022 Email:  
kevin@tang-associates.com

Date: 01/13/2024

## 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:  
17011 Beach Blvd, Suite 900, Huntington Beach, California 92647

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*) 1/13/24, 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:

- Amrane Cohen, Chapter 13 Trustee  
[efile@ch13ac.com](mailto:efile@ch13ac.com)
- Fanny Zhang Wan on behalf of MCLP Asset Company, Inc.  
[fwan@raslg.com](mailto:fwan@raslg.com)
- Theron S Covey on behalf of MCLP Asset Company, Inc  
[tcovey@raslg.com](mailto:tcovey@raslg.com)
- United States Trustee  
[ustpreion16.sa.ecf@usdoj.gov](mailto:ustpreion16.sa.ecf@usdoj.gov)

☐ Service information continued on attached page

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

On (*date*) 1/13/24, 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.

See attached service list

☐ 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.

1/13/24     Judith Valenzuela  
Date                      Printed Name

/s/ Judith Valenzuela  
Signature

Label Matrix for local noticing

Employment Development Dept

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0973-8

Bankruptcy Group MIC 92E

Bankruptcy Section MS: A-340

Case 8:23-bk-12329-MH

P.O. Box 826880

P.O. Box 2952

Central District of California

Sacramento, CA 94280-0001

Sacramento, CA 95812-2952

Santa Ana

Sat Jan 6 11:41:12 PST 2024

MCLP Asset Company, Inc.

Santa Ana Division

(p)ADT LLC

Robertson, Anschutz, Schneid, Crane

411 West Fourth Street, Suite 2030,

PAYROLL OPERATIONS

13010 Morris Road, Suite 450

Santa Ana, CA 92701-4500

1501 YAMATO RD

Alpharetta, GA 30004-2001

BOCA RATON FL 33431-4438

Agustin Sosa

Aldridge Pite

Bank of America

PO BOX 30151

3525 Piedmont Rd NE Ste 700

Attn: Bankruptcy

Santa Ana, CA 92735-8151

Atlanta, GA 30305-1608

4909 Savarese Circle

Tampa, FL 33634-2413

California Dept. of Tax and Fee Administrati

Canyon View Maintenance Association

Gao Jin Hua

Collections Support Bureau, MIC:55

c/o Keystone Pacific Property Mgt

Gaojia Village

PO Box 942879

16775 Von Karman Ave #100

Linshu County

Sacramento, CA 94279-0055

Irvine, CA 92606-4966

Shangdong Province China

HSBC

Jack W Chao

Law & Mediation Offices of

425 5th Ave

2522 Chambers Rd #100

Elizabeth Yang

New York, NY 10016-2223

Tustin CA 92780-6962

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Monterey Park, CA 91754-2809

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Law Offices of Steve Dragna

Ma You Jin

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Liujiang Village

Tustin, CA 92780-6962

Anaheim, CA 92806-0192

Linyi County

Shangdong Province China

Peter Peterson

Saguache Treasurer's Office

Selene Finance

Saguache County Assessor's Office

501 4th St

Attn: Bankruptcy

PO BOX 38

Saguache, CO 81149

Po Box 8619

Saguache, CO 81149-0038

Philadelphia, PA 19101-8619

Tang De Kuh

Tina A Lamey

United States Trustee (SA)

Tangjia Village

3500 Sacramento Rd

411 W Fourth St., Suite 7160

Linyi County

Phelan, CA 92371

Santa Ana, CA 92701-4500

Shangdong Province China

Xingya Lou

Yushan Song

Amrane (SA) Cohen (TR)

21 Wedgewood

2389 Ternberry Ct

770 The City Drive South Suite 3700

Irvine, CA 92620-1246

Tustin, CA 92782-0929

Orange, CA 92868-4928

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Xiaoyu Ma

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Irvine, CA 92620