Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY	
Nanette D. Sanders (State Bar No. 120169) nanette@ringstadlaw.com RINGSTAD & SANDERS LLP 4910 Birch Street, Suite 120 Newport Beach, CA 92660 Telephone: 949-851-7450 Facsimile: 949-851-6926		
Individual appearing without attorney Attorney for: Karen Sue Naylor, Chapter 7 Trustee		
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION		
In re:	CASE NO.: 8:24-bk-11522 SC	
PIECEMAKERS,	CHAPTER: 7	
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY	
Colo Doto, 07/04/2025	Times 44.00 am	
Sale Date: 07/01/2025	Time: 11:00 am	
Location: Courtroom 5C-Virtual (Via ZoomGov) 411 West Fourth Street, Santa Ana, CA 92701		
Type of Sale: Public Private Last date to file objections: 06/17/2025 Description of property to be sold: The real property located at 1720 Adams Avenue, Costa Mesa, California		
Ferms and conditions of sale: Sale subject to overbidding. \$150,000.00 non-refundable do Otherwise the initial deposit will be refunded. As is, where i condition of the property or the improvements thereon.		
Proposed sale price: \$ 4,400,000.00 ¹		
1\$22,843.00 of the \$4,400,000.00 purchase price shall be allocal property (purchase price (\$21,200) and sales tax (\$1,643) calculates	ted by the parties to the purchase of identified items of personal ulated at 7.75%). Broker commissions shall be calculated on the	

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

net purchase price for the Property of \$4,377,157.00.

Overbid procedure (if any):

\$20,000 initial overbid, to wit, \$4,420,000. \$5,000 overbid increments thereafter. Potential overbidders must pre-qualify and tender a \$150,000 deposit, which will be non-refundable if the overbidder is ultimately the approved bidder and fails to close.

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

July 1, 2025, 11:00 a.m., United States Bankruptcy Court, 411 West Fourth Street, Courtroom 5C, Santa Ana, CA. The hearing will be conducted via ZoomGov. Information to access the hearing will be provided by the Court in its tentative ruling prior to the hearing. The Court's tentative may be accessed online on Judge Clarkson's posted hearing calendar, which is available at: http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=SC.

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

Clarence Yoshikane
Berkshire Hathaway HomeServices
23 Corporate Plaza Drive, Suite 100
Newport Beach, CA 92660
(714) 606-5765
Clarence.Yoshikane@gmail.com
j_toyama@verizon.net

Date: 06/06/2025

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: 4910 Birch Street, Suite 120, Newport Beach, CA 92660

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:

		3 4 4 4
Date Printed I	Name	Signature
06/06/2025 Arlene M	artin	/s/ Arlene Martin
declare under penalty of perjury u	under the laws of the United Sta	Service information continued on attached page ates that the foregoing is true and correct.
411 W. Fourth St., Suite 5130,		ankruptcy Court, Ronald Reagan Federal Building,
following persons and/or entities by such service method), by facsimile that personal delivery on, or overnifiled.	y personal delivery, overnight n transmission and/or email as f ght mail to, the judge <u>will be co</u>	or controlling LBR, on (date) 06/06/2025, I served the mail service, or (for those who consented in writing to follows. Listing the judge here constitutes a declaration ompleted no later than 24 hours after the document is
		ACSIMILE TRANSMISSION OR EMAIL (state method
		Service information continued on attached page
	ddressed as follows. Listing the	thereof in a sealed envelope in the United States mail, judge here constitutes a declaration that mailing to the t is filed.
	he following persons and/or en	ntities at the last known addresses in this bankruptcy
		Service information continued on attached page
Orders and LBR, the foregoing doc 06/06/2025, I checked the CM/E	cument will be served by the co CCF docket for this bankruptcy	ONIC FILING (NEF): Pursuant to controlling General purt via NEF and hyperlink to the document. On (date) case or adversary proceeding and determined that the NEF transmission at the email addresses stated below:

Electronic Mail Notice List

The following is the list of **parties** who are currently on the list to receive email notice/service for this case.

- Ralph Ascher ralphascher@aol.com, richardvergeldedios@gmail.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohn ston@goeforlaw.com
- Marshall J Hogan mhogan@swlaw.com, fcardenas@swlaw.com
- Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- Anne C Manalili anne.manalili@sba.gov
- Karen S Naylor (TR) alane@ringstadlaw.com, knaylor@IQ7technology.com;ecf.alert+Naylor@titlexi.com
- Queenie K Ng queenie.k.ng@usdoj.gov
- Todd C. Ringstad becky@ringstadlaw.com, arlene@ringstadlaw.com
- Nanette D Sanders becky@ringstadlaw.com, arlene@ringstadlaw.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov