

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Thomas H. Casey – Bar No. 138264                  Kathleen J. McCarthy – Bar No. 132637                  Steve Burnell – Bar No. 286557                  LAW OFFICE OF THOMAS H. CASEY, INC.                  A PROFESSIONAL CORPORATION                  22342 Avenida Empresa, Suite 200                  Rancho Santa Margarita, CA 92688                  Telephone: (949) 766-8787                  Facsimile: (949) 766-9896                  Email: TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>DAVID A. SANCHEZ, MD., INC.,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:14-bk-14092-TA CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 10/04/2016</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> 411 W Fourth Street, Ctrm 5B, Santa Ana CA 92701</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/20/2016

**Description of property to be sold:** See Trustee's Motion for Order (1) Authorizing Sale of Estate's Interest in Real Property (1800 N Bush St, Santa Ana, CA) Free and Clear of Liens and Encumbrances Per 11 U.S.C. Sections 363(b) and 363(f) Including Liens of the EDD and IRS, With Disputed Liens to Attach to Sale Proceeds Pending Further Court Order Per 11 U.S.C. Sections 363(b) and (f) and Assignment of Certain Commercial Leases;(2) Approving Overbid Procedures;(3) Approving Compensation of Real Estate Co-Agents ("Sale Motion") on file with the Bankruptcy Court.

**Terms and conditions of sale:**  
See Sale Motion; 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:** \$ 1,575,000.00

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):**

See Sale Motion for full bidding procedures; deadline for submitting overbids is 9/29/2016

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

October 4, 2016 at 11:00 a.m.

U.S. Bankruptcy Court  
411 West Fourth Street  
Courtroom 5B  
Santa Ana, CA 92701

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

Clarence Yoshikane, Prudential California Realty, 2405 McCabe Way, Suite 100, Irvine, CA 92614  
(949) 794-5724 (office)  
(949) 553-9799 (fax)  
(714) 606-5765 (cell)

John Rothwell, Daum Commercial Real Estate, 4400 MacArthur Blvd, Suite 950, Newport Beach, CA 92660  
(949) 242-1712 (office)  
(949) 242-1072 (fax)

Date: 9/9/16

### 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:

**22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688**

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*) **September 9, 2016**, 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:

- Steve Burnell sburnell@tomcaseylaw.com
- Thomas H Casey lmillerr@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Joshua R Engle josh@engle-law.com, josh@foremostlaw.com
- Beth Gaschen bgaschen@wglp.com, kadele@wglp.com;lfisk@wglp.com;tziemann@wglp.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Matthew C. Heyn Matthew.Heyn@doj.ca.gov, mcheyn@outlook.com
- Kathleen J McCarthy lmillerr@tomcaseylaw.com, msilva@tomcaseylaw.com
- Randall P Mroczynski randym@cookseylaw.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Michael J. Weiland mweiland@wglp.com, kadele@wglp.com;lfisk@wglp.com;tziemann@wglp.com
- Joseph M Welch jwelch@buchalter.com, dcyrankowski@buchalter.com;docket@buchalter.com;ahorowitz@buchalter.com

Service information continued on attached page

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

On (*date*) **September 9, 2016**, 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*) , 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.

September 9, 2016

Kathy Driggers

Date

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 U.S. MAIL:**

**Interested Parties**

United States Bankruptcy Court  
Attn: Hon. Theodor C. Albert  
411 W Fourth St, Suite 5085  
Santa Ana CA 92701

Office of the United States Trustee  
411 West Fourth St., Ste. 7160  
Santa Ana, CA 92701

**Debtor**

David A. Sanchez, MD, Inc.  
1800 N. Bush Street  
Santa Ana, CA 92706

**1<sup>st</sup> Trust Deed Holder**

Business Lenders  
Attn: President  
14845 Collection Center Drive  
Chicago, IL 60693-0148

Business Lenders LLC  
Attn: President  
50 State House Square  
Hartford, CT 06103

Business Lenders, LLC  
Attn: President  
150 N. College Street  
NC1-028-17-06  
Charlotte, NC 28255

Business Lenders, LLC  
c/o Registered Agent  
818 W Seventh St, Suite 930  
Los Angeles CA 90017

**2<sup>nd</sup> Trust Deed Holder**

~~Rose Financial  
Attn: President  
1404 East Katella Avenue  
Orange, CA 92867-5037~~

~~JTF Rose, Inc., dba Rose  
Financial  
Attn: President  
1404 E. Katella Avenue  
Orange, CA 92867~~

JTF Rose, Inc., dba Rose  
Financial  
Attn: President  
2811 E. Katella Avenue, Suite 100  
Orange, CA 92867-5247

Rose Financial  
Agent for Service of Process  
Jeff T.F. Rose  
5917 E. Wildrose Drive  
Orange, CA 92867

**Counsel for Rose Financial**

Ryan M. Davies, Esq.  
17 Ericson Aisle  
Irvine, CA 92620

**Interested Parties**

Clarence T. Yoshikane II  
Berkshire Hathaway Home  
Services  
2405 McCabe Way, Suite 100  
Irvine, CA 92614

John R. Rothwell  
Daum Commercial Real Estate  
4400 MacArthur Blvd., Suite 950  
Newport Beach, CA 92660

Yousef Beshai  
DNJ Properties, LLC, a Limited  
Liability Company  
801 North Harbor Blvd.  
Anaheim, CA 92805

Terence J. Moore, Esq.  
Moore & Affiliates  
1010 North Ross Street, Suite 200  
Santa Ana, CA 92701

Erik Thompson  
Lee & Associates Commercial  
Real Estate Services, Inc. –  
Orange  
1004 West Taft Avenue, Suite 150  
Orange, CA 92865

Debbie Tognetti, Title Officer  
First American Title Insurance  
Company  
4 First American Way  
Santa Ana, CA 92707

Jenny Harrigan, Escrow Officer  
First American Title Insurance  
Company  
Commercial Escrow Division  
4 First American Way  
Santa Ana, CA 92707

Donald T. Fife, CPA  
Hahn Fife & Company  
790 E. Colorado Blvd., 9<sup>th</sup> Floor  
Pasadena, CA 91101

Heller First Capital Corp.  
Attn: Central Documentation Dept.  
500 W Monroe St, 31<sup>st</sup> Floor  
Chicago IL 60661

Heller First Capital Corp.  
Attn: President  
50 Beale Street, Suite 1600  
San Francisco CA 94105

Heller First Capital Corp.  
Attn: President  
635 Maryville Center Dr., Suite 120  
St Louis MO 63141

Heller First Capital Corp.  
Attn: President  
901 Main Ave  
Norwalk CT 06851

Heller First Capital Corp.  
c/o Registered Agent  
CT Corporation System  
818 W 7<sup>th</sup> St, Suite 930  
Los Angeles CA 90017

Merrill Lynch Bank USA  
Attn: President  
15 W. South Temple, Suite 300  
Salt Lake City UT 84101

Bank of America  
Attn: President  
367 Trolley Square  
Salt Lake City UT 84102

Bank of America  
Attn: President  
150 N College St, NC1-028-17-06  
Charlotte NC 28255

Bank of America  
c/o Registered Agent  
818 W Seventh St, Suite 930  
Los Angeles CA 90017

Danielle T. Ryan-Praus  
Hinckley, Allen & Snyder LLP  
20 Church Street  
Hartford CT 06103-1221

Corporation Service Company  
801 Adlai Stevenson Dr.  
Springfield IL 62703

Internal Revenue Service  
PO Box 145585, Stop 8420G  
Cincinnati OH 45250-5585

County of Orange  
Attn: Treasurer-Tax Collector  
PO Box 4515  
Santa Ana CA 92702-4515

Internal Revenue Service  
Department of the Treasury  
PO Box 21126  
Philadelphia, PA 19114

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

State of California  
Franchise Tax Board  
Lien Desk  
PO Box 2952  
Sacramento, CA 95812-2952

State of California  
Franchise Tax Board  
Special Procedures Section  
PO Box 2952  
Sacramento, CA 95812-2952

State of California  
Employment Development  
Department  
Central Collection Center Division  
MIC 92  
PO Box 826880  
Sacramento, CA 94280-0001

State of California  
Employment Development  
Department  
Lien Group, MIC 92G  
PO Box 826880  
Sacramento, CA 94280-0001

**Creditors**

~~AT&T  
Payment Center  
Sacramento, CA 95887  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

AT&T  
208 South Akard Street  
Dallas, Texas 75202  
AT&T Internet  
~~P.O. Box 660440  
Dallas, TX 75266-0440~~  
Return to Sender

AT&T Wireless  
P.O. Box 537104  
Atlanta, GA 30353-7104

AT&T Mobility  
PO Box 6463  
Carol Stream IL 60197-6463

AT&T  
PO Box 5093  
Carol Stream IL 60197

AT&T  
PO Box 5025  
Carol Stream IL 60197-5025

AT&T  
PO Box 5014  
Carol Stream IL 60197-5014

~~ATI  
Medical Waste Management  
P.O. Box 16112  
Encino, CA 91416-6112  
Attempted – Not Known  
Unable to Forward  
Return to Sender~~

ATI  
Medical Waste Management  
7522 Tyrone Avenue  
Van Nuys, CA 91405

~~Arrowhead Direct Water  
P.O. Box 52237  
Phoenix, AZ 85072-2237  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

Arrowhead Direct Water  
P.O. Box 856158  
Louisville, KY 40285

Bank of America  
50 State House Square, 5<sup>th</sup> Floor  
Hartford, CT 06103-3902

Berkshire Hathaway Home  
Services  
2405 McCabe Way, Suite 100  
Irvine CA 92614

CA Employ Dev Dept.  
2099 S. State College Blvd. #401  
Anaheim, CA 92806-6149

CA Employment Development  
Department  
P.O. Box 989061  
West Sacramento, CA 95814

CAS HVAC  
608 East 2<sup>nd</sup> Street  
Santa Ana, CA 92701-4814

Center for Medi & Medi Serv  
900 42<sup>nd</sup> Street S  
Fargo, ND 58103-2119

CLIA Laboratory Program  
P.O. Box 530882  
Atlanta, GA 30353-0882

COAST Plumbing Heating & Air  
17390 Mt. Cliffwood Circle  
Fountain Valley, CA 92708-4101

California Franchise Tax Board  
P.O. Box 942840  
Sacramento, CA 94240-0040

Carolann Sanchez-Shapiro  
775 Danforth Drive  
Los Angeles, CA 90065-3347

City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92701-4076

City of Santa Ana – Business Tax  
Section (M-15)  
PO Box 1964  
Santa Ana CA 92702-1964

Constance R. Doyle  
Constance Doyle, LLC  
21509 Anza Avenue  
Torrance, CA 90503-6423

Constance R. Doyle  
Constance Doyle RN BSN MSA  
21509 Anza Avenue  
Torrance, CA 90503-6423

Cooperative of America Physicians  
333 South Hope Street, 8<sup>th</sup> Floor  
Los Angeles, CA 90071-3001

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

D/Aq Corporation, a California  
Corporation  
4400 MacArthur Blvd, Suite 950  
Newport Beach CA 92660-2062

Daniel Jimenez  
801 N. Tustin Avenue, #601  
Santa Ana, CA 92705-3610

David Anaya Sanchez  
4200 Spectrum  
Irvine, CA 92618-3380

Dennis Bashuk  
1189 Whitehall Pointe  
Dunwoody, GA 30338-2654

Department of the Treasury –  
Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

EMICO  
~~8775 Artesia Blvd.  
Buena Park, CA 90621~~  
Attempted – Not Known  
Unable to Forward  
Return to Sender

EMICO  
~~187 W. Orangethorpe Ave., Ste. C  
Placentia, CA 92870~~  
Insufficient Address  
Unable to Forward  
Return to Sender

Edison Electric  
P.O. Box 600  
Rosemead, CA 91770-0600

Employment Development  
Department  
P.O. Box 989061  
West Sacramento, CA 95798-  
9061

Employment Development  
Department  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 95814

Folkers, Choi & Associates  
18818 Teller Avenue, Suite 109  
Irvine, CA 92612-1623

GEICO  
One Geico Plaza  
Bethesda, MA 20810-0001

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

IPSF Corp. Insurance  
P.O. Box 100391  
Pasadena, CA 91189-0391

Iron Mountain  
P.O. Box 601002  
Pasadena, CA 91189-1002

Ismael Partida  
1409 South Kilson Drive  
Santa Ana, CA 92707-1941

Jeff Femreite  
25942 Nellie Gail Road  
Laguna Hills, CA 92653-6138

Law Offices of Joshua R. Engle  
30 Corporate Park, Suite 314  
Irvine, CA 92606

McKesson  
PSS World Medical, Inc.  
PO Box 749499  
Los Angeles CA 90074-9499

Monarch Healthcare  
11 Technology Drive  
Irvine, CA 92618-2302

~~Maria Marlene Urgel  
2313 Grand Canal  
Irvine, CA 92620-1885~~  
Forwarding Time Expired  
Return to Sender

Maria Marlene Urgel  
P.O. Box 11141  
Santa Ana, CA 92711-1141

~~Medi Syn Inc.  
140 East Commonwealth Avenue,  
Suite 101  
Fullerton, CA 92832-1905~~  
Forwarding Time Expired  
Return to Sender

Medi Syn, Inc.  
7439 La Palma Ave., #120  
Buena Park, CA 90620-2655

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

Orange County Tax Collector  
P.O. Box 1438  
Santa Ana, CA 92702-1438

Orange DCSS  
P.O. Box 22099  
Santa Ana, CA 92702-2099

Physician Immuno Lab Inc.  
512 S. Verdugo Drive  
Burbank, CA 91502-2344

PSS Inc.  
1938 W. Malvern Avenue  
Fullerton, CA 92833-2105

Physician Immunodiagnostic Lab  
Inc.  
512 S. Verdugo Drive  
Burbank, CA 91502-2344

Physician Sales & Service  
1938 West Malvern Avenue  
Fullerton, CA 92833-2105

Physicians Sales and Service Inc.  
Attn: Jeremy Krug  
4345 Southpoint Blvd.  
Jacksonville, FL 32216-6166

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

So Cal Edison  
P.O. Box 300  
Rosemead, CA 91770-0300

Santander Bank  
P.O. Box 660633  
Dallas, TX 75266-0633

Santander Consumer USA Inc.  
P.O. Box 560284  
Dallas, TX 75356

Santander Consumer USA  
PO Box 961245  
Fort Worth TX 76161-1245

Time Warner Cable  
7441 Chapman Avenue  
Garden Grove, CA 92841-2115

Travelers Insurance  
P.O. Box 660317  
Dallas, TX 75266-0317

Waste Management  
1800 Grand Avenue  
Santa Ana, CA 92705

Waste Management  
P.O. Box 78251  
Phoenix, AZ 85062-8251

Waste Management of Orange  
County  
PO Box 43530  
Phoenix AZ 85080

Waste Management of Orange  
County  
PO Box 541065  
Los Angeles CA 90054-1065

U.S. Department of the Treasury  
Debt Management Services  
PO Box 830794  
Birmingham AL 35283-0794