

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Peter J. Mastan (SBN 190250) peter.mastan@dinsmore.com Brian M. Metcalf (SBN 205809) brian.metcalf@dinsmore.com DINSMORE & SHOHL LLP 550 S. Hope Street, Suite 1765 Los Angeles, CA 90071 Telephone: 213.335.7737 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Amy L. Goldman, Chapter 7 Trustee	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: Yao Lin Debtor(s).	CASE NO.: 1:23-bk-10733-MB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
---	---

Sale Date: 05/06/2025	Time: 11:00 am
Location: Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** 04/22/2025

Description of property to be sold:
 All of the Estate's right, title, and interest in and to any and all claims and causes of action that the Estate has or may have against any parties, including without limitation all claims, causes of action, and/or avoidance actions and rights that the Estate has or may have under Chapter 5 of the Bankruptcy Code and applicable nonbankruptcy law against Yao Lin, Jia Chen, the Shinewoods Trust, Landford, LLC, and/or any other parties

Terms and conditions of sale:
 The Estate Claims will be sold, assigned, and conveyed to the Buyer (i) on an "AS IS" and "WHERE IS" basis without recourse of any kind or nature, without any representation or warranty whatsoever, whether express or implied, including no representation or warranty as to the validity, enforceability, and/or collectability of the Estate Claim and (ii) free and clear of all liens and encumbrances to the maximum extent permitted by Bankruptcy Code section 363(f).

Proposed sale price: \$ 78,000.00

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):

Not applicable.

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

Date: May 6, 2025

Time: 11:00 a.m.

Ctrm: 303

21041 Burbank Blvd.

Woodland Hills, CA 91367

Judge: Hon. Martin R. Barash

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

Not applicable.

Date: 04/11/2025

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:
550 South Hope Street, Suite 1765, Los Angeles, CA 90071

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 *(date)* 04/11/2025, 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 *(date)* 04/11/2025, 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.

04/11/2025
Date

Katrice Ortiz
Printed Name

/s/ Katrice Ortiz
Signature

In re Yao Lin
U.S.B.C. – San Fernando Division
Case No. 1:23-bk-10733-MB

I. SERVED VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Amy L Goldman (TR)** marisol.jaramillo@lewisbrisbois.com, AGoldman@iq7technology.com;ecf.alert+Goldman@titlexi.com
- **Clifford P Jung** curtis@jyllp.com, ry@jyllp.com;jessica@jyllp.com
- **Jonathan J. Lo** contact@lolollp.com, jonathan@lolollp.com
- **Kelvin J Lo** kelvin@lolollp.com
- **Peter J Mastan** peter.mastan@dinsmore.com, SDCMLFiles@dinsmore.com;Katrice.ortiz@dinsmore.com
- **Leodis Clyde Matthews** leodismatthews@zhonglun.com
- **Brian M Metcalf** brian.metcalf@dinsmore.com, brian-metcalf-9774@ecf.pacerpro.com;katrice.ortiz@dinsmore.com
- **Jonathan Serrano** Jonathan@MarguliesFaithLaw.com, vicky@marguliesfaithlaw.com;angela@marguliesfaithlaw.com;amber@marguliesfaithlaw.com
- **United States Trustee (SV)** ustpreion16.wh.ecf@usdoj.gov

II. SERVED VIA REGULAR U.S. MAIL:

Debtor:

Yao Lin
435 Woodbluff Rd
Calabasas, CA 91302-2209

Jia Chen
Yao Lin
Trustee to Shinewoods Trust, Dated October 8, 2021
435 Woodbluff Rd
Calabasas, CA 91302-2209

Jia Chen
Yao Lin
Trustee to Shinewoods Trust, Dated October 8, 2021
31663 Broad Beach Rd.
Malibu, CA 90265

Jia Chen
435 Woodbluff Rd
Calabasas, CA 91302-2209

CREDITORS AND INTERESTED PARTIES

Employment Development Dept.
Bankruptcy Group MIC 92E
P. O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board
Bankruptcy Section MS: A-340
P. O. Box 2952
Sacramento, CA 95812-2952

Industrial and Commercial
Bank of China (USA)
388 E Valley Blvd., Unit 18
Alhambra, CA 91801-5117

Office of Finance,
City of Los Angeles
200 N Spring St., RM 101 City Hall
Los Angeles, CA 90012-3224

San Fernando Valley Division
21041 Burbank Blvd,
Woodland Hills, CA 91367-6606

American Express
PO BOX 981537
El Paso, TX 79998-1537

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Beijing SouFun Sci. &
Tech. Dev. Co
c/o Marc Feinstein
400 S. Hope Street, 18th Floor
Los Angeles, CA 90071-2801

China Overseas Scholars Foundation
111 NanHeYan Street
DongCheng District
Beijing, China

Industrial Commercial Bank of China
168 West Valley Blvd.
San Gabriel, CA 91776-3723

Shanghai Aiwu Investment Co.
Laiyifen Plaza,
1339 HuSongGongLu
Songjiang District
Shanghai, China

Yubo Zhang
JingKongXiaoQu 10-8-81
RiZhao St., Dongan District
Mudanjiang
Heilongjiang, China

III. SERVED BY OVERNIGHT DELIVERY (FED EX):

United States Bankruptcy Court

Honorable Martin R. Barash
United States Bankruptcy Court - Central District of California
21041 Burbank Boulevard, Suite 342/Crtrm 303
Woodland Hills, CA 91367