

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address 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	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karen Sue Naylor, Chapter 7 Trustee	

<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re:  JOSEPH L. SANDERS,          Debtor(s).	CASE NO.: 8:21-bk-12001 TA CHAPTER: 7
<b>NOTICE OF SALE OF ESTATE PROPERTY</b>	

<b>Sale Date:</b> 10/03/2023	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 5B (Via ZoomGov) 411 West Fourth Street, Santa Ana, CA 92701	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/19/2023

**Description of property to be sold:**  
 The real property located at 4914-4916 East Broadway Boulevard, Long Beach, CA 90803-1744

**Terms and conditions of sale:**  
 Sale subject to overbidding. \$60,000.00 non-refundable deposit if proposed buyer is approved and fails to close. Otherwise the initial deposit will be refunded. As is, where is sale, with no representations or warranties regarding the condition of the property or the improvements thereon.

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

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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):**

\$10,000 initial overbid, to wit, \$1,910,000. \$5,000 overbid increments thereafter. Potential overbidders must pre-qualify and tender a \$60,000 deposit, which will be non-refundable if the overbidder is ultimately the approved bidder and fails to close. Otherwise the deposit will be refunded following bidding.

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

October 3, 2023, 11 a.m., United States Bankruptcy Court, 411 West Fourth Street, Courtroom 5B, Santa Ana, CA.  
The hearing will be conducted via ZoomGov. Please see separate notice of Zoom hearing filed concurrently herewith.

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

Clarence Yoshikane  
Berkshire Hathaway HomeServices  
1400 Newport Center Drive, Suite 200  
Newport Beach, CA 92660  
(714) 606-5765  
Clarence.Yoshikane@gmail.com

Date: 09/08/23

## 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:

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)* 09/08/23, 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)* 09/08/23, 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.

Debtor: Joseph L. Sanders, 1049 Baja St., Laguna Beach, CA 92651

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)* 09/08/23, 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.

THE REQUIREMENT OF LBR 5005-2(d) TO PROVIDE JUDGES COPIES IS SUSPENDED AT THIS TIME.

Via Email as per Debtor's Request:

Joseph L. Sanders joes2323@pacbell.net; joes23230@gmail.com

Cesar Vallarta Vallartaces@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.

09/08/23  
Date

Arlene Martin  
Printed Name

/s/ Arlene Martin  
Signature

**TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- **Julian K Bach** Julian@Jbachlaw.com, julianbach@sbcglobal.net
- **Christopher L Blank** chris@chrisblanklaw.com
- **Chad L Butler** caecf@tblaw.com
- **Greg P Campbell** ch11ecf@aldridgepite.com, gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
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- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Yuri Voronin** yvoronin@lawyer.com
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