

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  KRISTINE A. THAGARD, #094401 kthagard@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 (949) 333-7777 (949) 333-7778 - Fax  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: WENETA M.A. KOSMALA Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: AB CAPITAL, LLC., a California limited liability company,          Debtor(s).	CASE NO.: 8:22-bk-10877-SC CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> February 13, 2025	<b>Time:</b> 11:00 a.m.
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**Location:** United States Bankruptcy Court, Central District of California, Santa Ana Division, Courtroom 5C, 411 W. Fourth St., Santa Ana, CA 92701. The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.

**Type of Sale:**  Public  Private **Last date to file objections:** January 30, 2025

**Description of property to be sold:** Real Property commonly known as 7910 Main Street, Stanton, California APN: 079-332-10; legal description contained in the Sale Motion filed on January 23, 2025, as Dk. No. 211 ("Sale Motion").

**Terms and conditions of sale:** The proposed sale is as-is, where-is, as more specifically provided in Trustee's Purchase and Sale Agreement, with all faults, and subject to overbid. Bid price by Buyer is \$1,791,900.00 with a \$100,000.00 deposit.

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

**Proposed sale price:** \$1,791,900.00

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):** Bid price by Buyer is \$1,791,900.00 with a \$100,000.00 deposit. Initial overbid amount of at least \$10,000.00 over the Purchase Price, or \$1,801,900.00 ("Baseline Bid"). Minimum bid increments thereafter shall be in the amount of \$5,000.00 or as set by the Court or Trustee. All Bids must be in writing and received by Trustee or her counsel Kristine A. Thagard and/or Tinho Mang on or before 5:00 p.m. (California time) on or before three (3) business days prior to the hearing on the Sale Motion. See Sale Motion for additional requirements to Bid and overbid procedures.

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

February 13, 2025 at 11:00 a.m.  
United States Bankruptcy Court, Central District of California  
Santa Ana Division, Courtroom 5C  
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.

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

Clarence Yoshikane / Jennifer Toyama  
Berkshire Hathaway HomeServices CA Properties  
23 Corporate Plaza Drive, Suite 100  
Newport Beach, CA 92660  
Telephone: (714) 606-5765  
Clarence.Yoshikane@gmail.com  
J\_Toyama@verizon.net  
Simon Mattox / Kidder Mathews  
Telephone: 310-796-6229  
Email: simon.mattox@kidder.com  
Kristine A.Thagard / kthagard@marshackhays.com

Date: January 23, 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:  
870 Roosevelt, Irvine, CA 92620.

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 **January 23, 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 \_\_\_\_\_, 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:** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **January 23, 2025**, 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.

**VIA PERSONAL DELIVERY:**  
**PRESIDING JUDGE'S COPY**

HONORABLE SCOTT C. CLARKSON  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA  
RONALD REAGAN FEDERAL BUILDING AND COURTHOUSE  
411 WEST FOURTH STREET, SUITE 5130 / COURTROOM 5C  
SANTA ANA, CA 92701-4593

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.

January 23, 2025  
Date

Cynthia Bastida  
Printed Name

/s/ Cynthia Bastida  
Signature

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

- **INTERESTED PARTY COURTESY NEF:** Baruch C Cohen bcc@BaruchCohenEsq.com, paralegal@baruchcohenesq.com
- **ATTORNEY FOR US TRUSTEE:** Michael J Hauser michael.hauser@usdoj.gov
- **CHAPTER 7 TRUSTEE:** Weneta M.A. Kosmala (TR) ecf.alert+Kosmala@titlexi.com, wkosmala@txitrustee.com; dmf@txitrustee.com; sdk@txitrustee.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR FIDELITY MORTGAGE LENDERS INC:** Thomas R Mulally tom@ssmlaw.com, tom@ssmlaw.com
- **ATTORNEY FOR CREDITOR TUSCON DELTA CHI ALUMNIA BOARD:** Misty A Perry Isaacson misty@ppilawyers.com, ecf@ppilawyers.com; pagterandperryisaacson@jubileebk.net
- **INTERESTED PARTY COURTESY NEF:** Martin W. Phillips marty.phillips@att.net
- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; alinares@ecf.courtdrive.com
- **US TRUSTEE:** United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov