

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address D. EDWARD HAYS, #162507 ehays@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com ALINA MAMLYUK, #284154 amamlyuk@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Richard A. Marshack	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: JOANNA ZHOU, Debtor(s).	CASE NO.: 8:24-bk-11297-SC CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/24/2024	Time: 11:00 am
Location: United States Bankruptcy Court, Courtroom 5C, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 10/10/2024

Description of property to be sold:
 Estate's interest in real property located at 190 Cecil Place, Costa Mesa, California 92627, APN 426-066-01

Terms and conditions of sale:
 Trustee is requesting a finding by the Court that the Property is sold free and clear of all interests, including liens. See Motion for further details. The sale is "as-is" and "with all faults" with "no warranties" and is subject to overbid on the terms specified in the sale motion filed on October 3, 2024 as Dk. No. 52.

Proposed sale price: \$ 1,365,000.00

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):

The proposed sale is subject to overbids. Minimum initial overbid is \$10,000. Minimum bidding increment is \$5,000. Overbids must be accompanied by earnest money deposit of \$100,000. See Motion, Dk. No. 52, for further details.

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

October 24, 2024 at 11:00 a.m.
United States Bankruptcy Court, Central District of California
411 West Fourth Street, Santa Ana, CA 92701
Courtroom 5C

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

Tinho Mang and Alina Mamlyuk
tmang@marshackhays.com / amamlyuk@marshackhays.com
MARSHACK HAYS WOOD LLP
870 Roosevelt
Irvine, CA 92620
Telephone: (949) 333-7777
Facsimile: (949) 333-7778

Broker: Clarence Yoshikane, Berkshire Hathaway HomeServices California Properties
Telephone: (714) 606-5765
Email: clarence.yoshikane@gmail.com

Date: 10/03/2024

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 **October 3, 2024**, 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 **October 3, 2024**, 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

JOANNA ZHOU
14802 DONCASTER RD
IRVINE, CA 92604-2436

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 **October 3, 2024**, 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.

PRESIDING JUDGE'S COPY – VIA PERSONAL DELIVERY

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

INTERESTED PARTY – VIA EMAIL

DANNY B. RICHARDS
DANRICHARDS522@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.

October 3, 2024

Date

Kathleen Frederick

Printed Name

/s/ Kathleen Frederick

Signature

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

- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **CHAPTER 7 TRUSTEE:** Richard A Marshack (TR) pkraus@marshackhays.com, ecf.alert+Marshack@titlexi.com
- **ATTORNEY FOR CREDITOR FREEDOM MORTGAGE CORPORATION:** Daniel I Singer dsinger@sokrem.com
- **US TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- **ATTORNEY FOR DEBTOR:** Peter C Wittlin Chelsea.pwittlin@gmail.com

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