Thomas H. Casey, Esq. Bar No. 138264
LAW OFFICES OF THOMAS H. CASEY, INC.
22342 Avenida Empresa, Ste. 260
Rancho Santa Margarita, CA 92688
Tel: (949) 766-8787
Fax: (949) 766-9896

Attorney for Chapter 7 Bankruptcy Trustee

FOR COURT USE ONLY

FILED
AUG 18 2008
CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
BY: Deputy Clerk

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re:

JOSEPH J. PUSKARICH and SUSAN PUSKARICH,

Debtor(s).

CHAPTER 7

CASE NO.: 8:07-bk-12732 ES

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 9, 2008 **Time: 10:30 AM**

Location: U.S. Bankruptcy Court, Courtroom 5A, 411 W. Fourth St., Santa Ana, California, 92701

Type of Sale: ☒ Public ☐ Private

Last date to file objections: August 26, 2008

Description of Property to be Sold:

Single family residence, 2 bedroom, 2 baths, single story, 1224 square feet, APN 453-162-40

Terms and Conditions of Sale:

See the Chapter 7 Trustee's Motion for Order (1) Approving Sale of Real Property (17366 Rosewood, Irvine, CA 92612] Free and Clear of Liens Pursuant to 11 U.S.C. Section 363(b) and (f)(4); (2) Approving Overbid Procedure; (3) Approving Distribution of Sale Proceeds; (4) Approving Compensation of Real Estate Agent; (5) Compelling Debtors to Turn Over Certain Real Property Pursuant to 11 U.S.C. Section 542, Request for Application of FRBP 7070 and Issuance of Writ of Execution for Possession of Real Property; (6) Compelling Debtors to Turn Over Certain Personal Property Pursuant to 11 U.S.C. Section 542; (7) to Employ and Compensate Auctioneer Ostrin & Ostrin Company; (8) for Authorization to Conduct Auction of Personal Property of the Estate; (9) Distribution of Auction Proceeds on file with the Bankruptcy Court ("Sale Motion"). A copy of the Sale Motion may be obtained by contacting the Trustee's counsel, Thomas H. Casey, at the address indicated above.

Proposed Sale Price: **$450,000.00, subject to overbid**

Overbid Procedure (If Any): **DEADLINE FOR SUBMITTING BIDS IS SEPTEMBER 3, 2008 – see the Sale Motion for the full bidding procedures.**

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail addresses:

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way #100
Irvine, CA 92614

Phone: 714-606-5765
Fax: 949-553-9799

Date: August 15, 2008