

NOTICE OF SALE OF ESTATE PROPERTY

In re NGUYEN, TIEN, Debtor(s).	(SHORT TITLE)	CHAPTER 7 CASE NO.: 8:08-bk-13224 TA
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Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail addresses:

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

**Phone: 949-794-5724
Fax: 949-553-9799**

Date: May 29, 2009

In re: Nguyen, Tien

CHAPTER: 7

Debtor(s).

CASE NUMBER: 8:08-bk-13224-TA

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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:
22342 Avenida Empresa, Ste. 260
Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 5/29/09 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Lynda T Bui lbui@shblp.com
Thomas H Casey msalustro@tomcaseylaw.com
Thomas H Casey msilva@tomcaseylaw.com

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On 5/29/09 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

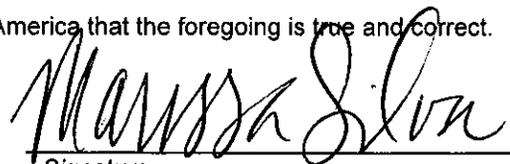
5/29/09

Marissa Silva

Date

Type Name

Signature



This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

In re: Nguyen, Tien

Debtor(s).

CHAPTER: 7

CASE NUMBER: 8:08-bk-13224-TA

ADDITIONAL SERVICE INFORMATION (if needed):

Thomas H Casey msalustro@tomcaseylaw.com, tcasey@ecf.epiqsystems.com

Michael J Hauser michael.hauser@usdoj.gov

Benjamin Nachimson bsn@nachimsonlaw.com

United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

Alex P Vu alex.vu@wellsfargo.com

SERVICE LIST VIA US MAIL

In re In re Tien Nguyen- 8:08-bk-13224-TA

Interested Party

Hon. Theodor C. Albert
United States Bankruptcy Court
411 West Fourth St., Ste. 5085
Santa Ana, CA 92701

JP Morgan Chase
% Agent for Service of Process
CT Corporation System
818 West Seventh St.
Los Angeles, CA 90017

Debtor/Defendant

Tien Nguyen
9171 Oasis Avenue
Westminster CA 92683

Dynamic Mortgage
Attn: President
14351 Euclid St., Ste. E
Garden Grove, CA 92843

Counsel for Debtor

Peter Wittlin, Esq.
4000 Barranca Pkwy, #250
Irvine CA 92604

Dynamic Mortgage
% Agent for Service of Process,
Frances Phung
14351 Euclid St., Ste. E
Garden Grove, CA 92843

Request for Special Notice

GE Money Bank
c/o Recovery Management Systems Corp
Ramesh Singh
25 SE 2nd Avenue Suite 1120
Miami, FL 33131-1605

Bolsa Terrace Condominiums
CMC Association Management Company
132 S. Anita Drive
Orange, CA 92868

Interested Parties

Hong Au
5314 200th St., SW
Lynnwood, WA 98036

Bolsa Terrace Condominiums
CMC Association Management Company
% Agent for Service of Process
Robert Lee Balmes
5121 Copa De Oro
Anaheim, CA 92807

Eric B. Kaminsky
507 E. 1st St., Ste. E
Tustin, CA 92780-3324

Clarence Yoshikane
California Prudential Realty, Inc.
2405 McCabe Way
Irvine, CA 92614

Washington Mutual
Attn: President
1301 Second Ave.
Seattle, WA 98101

Young D. Cao
ERA Superior Real Estate
9134 Edinger Ave.
Fountain Valley, CA 92708

Washington Mutual
% Agent for Service of Process
CT Corporation System
818 West Seventh St.
Los Angeles, CA 90017

Diem Nguyen
12966 Euclid St., Ste. 250-D
Garden Grove, CA 92840-9214

Washington Mutual
Attn: President
PO Box 78148
Phoenix, AZ 85062-8148

Orange County Treasurer-Tax Collector
PO Box 1438
Santa Ana, CA 92702

JP Morgan Chase
Attn: President
270 Park Ave.
New York, NY 10017