

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Ashley M. McDow (245114) Michael T. Delaney (261714) Fahim Farivar (252153) BAKER & HOSTETLER LLP 11601 Wilshire Boulevard, Suite 1400 Los Angeles, CA 90025-0509 Telephone: 310.820.8800 Facsimile: 310.820.8859 Email: amcdow@bakerlaw.com; mdelaney@bakerlaw.com; ffarivar@bakerlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeffrey I. Golden, Chapter 7 Trustee	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  TONY PHAM, and LINDSIE KIM PHAM,   Debtor(s).	CASE NO.: 8:12-bk-18847-CB CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
---	---

<b>Sale Date:</b> 02/23/2016	<b>Time:</b> 2:30 pm
<b>Location:</b> Courtroom 5D, Roybal Federal Building, 411 West Fourth Street, Santa Ana, CA 92701.	

**Type of Sale:**  Public  Private      **Last date to file objections:** 02/09/2016

**Description of property to be sold:**  
 Real Property located at 521 S. Lyon Street, #3, Santa Ana, California, 92701 (the "Property").

**Terms and conditions of sale:**  
 The Property shall be sold in an "as-is", "where is" condition without any representations or warranties, and free and clear of any and all liens and encumbrances to the extent permitted by 11 U.S.C. § 363(f), subject to overbid and Court approval.

**Proposed sale price:** \$ 178,000.00

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):**

See Attached Exhibit A.

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

Date: February 23, 2016

Time: 2:30 p.m.

Place: Courtroom 5D of the United States Bankruptcy Court for the Central District of California located at 411 West Fourth Street, Santa Ana, California 92701.

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

Ashley M. McDow  
Fahim Farivar  
BAKER & HOSTETLER LLP  
11601 Wilshire Boulevard, Suite 1400  
Los Angeles, CA 90025-0509  
Telephone: 310.820.8800  
Facsimile: 310.820.8859  
Email: amcdow@bakerlaw.com; ffarivar@bakerlaw.com

Date: 01/20/2016

# EXHIBIT A

1 Ashley M. McDow (245114)  
2 Fahim Farivar (252153)  
3 BAKER & HOSTETLER LLP  
4 11601 Wilshire Boulevard, 14th Floor  
5 Los Angeles, CA 90025-0509  
6 Telephone: 310.820.8800  
7 Facsimile: 310.820.8859  
8 Email: amcdow@bakerlaw.com  
9 ffarivar@bakerlaw.com

10 Attorneys for JEFFREY I. GOLDEN  
11 Chapter 7 Trustee

12 UNITED STATES BANKRUPTCY COURT  
13 CENTRAL DISTRICT OF CALIFORNIA  
14 SANTA ANA DIVISION

15 In re:

16 TONY PHAM, and  
17 LINDSIE KIM PHAM,  
18 Debtor.

Case No.: 8:12-bk-18847-CB

Chapter 7

**NOTICE OF MOTION FOR ENTRY OF ORDER: (1) APPROVING SALE OF REAL PROPERTY LOCATED AT 521 S. LYON STREET, #3, SANTA ANA, CALIFORNIA, 92701 FREE AND CLEAR OF CERTAIN LIENS PURSUANT TO 11 U.S.C. §§ 363(b) and (f); (2) WAIVING THE STAY PURSUANT TO FED. R. BANKR. P. 6004(h) (3) FINDING THE BUYER IS A GOOD FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); (4) APPROVING DISTRIBUTION OF SALE PROCEEDS; AND (5) APPROVING BIDDING PROCEDURES.**

**Hearing:**

Date: February 23, 2016  
Time: 2:30 p.m.  
Place: Courtroom 5D  
U.S. Bankruptcy Court  
411 West Fourth Street  
Santa Ana, CA 92701

1 TO THE HONORABLE CATHERINE E. BAUER, UNITED STATE BANKRUPTCY  
2 JUDGE, THE OFFICE OF THE UNITED STATES TRUSTEE, INTERESTED PARTIES  
3 AND/OR COUNSEL OF RECORD:

4 PLEASE TAKE NOTICE that on February 23, 2016 at 2:30 p.m., or as soon thereafter  
5 as the matter may be heard, in Courtroom 5D of the United States Bankruptcy Court for the  
6 Central District of California (the "Court") located at 411 West Fourth Street, Santa Ana,  
7 California 92701, the Honorable Catherine E. Bauer presiding, Jeffrey I. Golden (the "Trustee"),  
8 the duly appointed, qualified and serving chapter 7 trustee for the bankruptcy estate (the "Estate")  
9 in the above-captioned bankruptcy case, shall move for an order: (1) approving the sale of real  
10 property commonly known as 521 S. Lyon Street, #3, Santa Ana, California, 92701 (the  
11 "Property") free and clear of all liens pursuant to 11 U.S.C. §§ 363(b) and (f); (2) waiving the  
12 stay under Fed. R. Bankr. P. 6004(h); (3) finding the proposed buyer Jerry Stiles (the "Buyer")  
13 qualifies as a good faith purchaser under 11 U.S.C. § 363(m); (4) approving the proposed bidding  
14 procedures (the "Bidding Procedures"; and (5) approving the distribution of the proceeds from the  
15 sale of the Property (the "Motion"). The Motion is supported by the Memorandum of Points and  
16 Authorities and declarations appended thereto.

17 After substantial marketing efforts, the Trustee received an offer (the "Offer") from Jerry  
18 Stiles (the "Buyer") to acquire the Property. The Trustee and the Buyer have now reached an  
19 agreement regarding the terms for the proposed sale (the "Sale"), which is memorialized in the  
20 *California Residential Purchase Agreement and Joint Escrow Instructions* (together with all  
21 counteroffers and amendments thereto, the "Sale Agreement"). A true and correct copy of the  
22 Sale Agreement is attached to the Motion as **Exhibit A**, and incorporated herein by reference. In  
23 short, the Buyer has agreed to purchase the Property for the sum of \$178,000 (the "Purchase  
24 Price") on an "as-is", "where is" basis. The Sale is conditioned upon the sale of the Property free  
25 and clear of liens, claims, interests and encumbrances pursuant to 11 U.S.C. § 363(f), entry of a  
26 finding that the Buyer constitute good faith purchasers under 11 U.S.C. § 363(m), and closing  
27 within fifteen (15) days of the date the order approving the Sale (the "Sale Order") becomes a  
28

1 final order.<sup>1</sup> The Sale is also subject to Court approval and overbid.

2 **A. Terms of the Sale Agreement**

3 The material terms of the Sale Agreement are as follows:

- 4 A. Buyer/Stalking Horse Bidder: Jerry Stiles;
- 5 B. Purchase Price/Stalking Horse Bid: \$178,000.00;
- 6 C. Earnest Money Deposit: \$5,000
- 7 D. Condition of the Property: The Property shall be sold in an “as-is”, “where is”  
8 condition without any representations or warranties, and free and clear of any and  
9 all liens and encumbrances to the extent permitted by 11 U.S.C. § 363(f);
- 10 E. No Contingencies: The Sale is without contingencies as the Buyer has already  
11 waived all contingencies;
- 12 F. Closing Date: Fifteen (15) days after the entered Sale Order becomes the Final  
13 Order (the “Closing Date”);
- 14 G. Brokers’ Commissions: The Trustee’s and Buyer’s brokers shall share four percent  
15 (6%) of the Purchase Price or \$10,680;
- 16 H. Closing Cost: The escrow fee(s) shall be shared equally between the Buyer and the  
17 Trustee. The cost(s) of title insurance shall be paid by the Trustee. The  
18 Documentary Transfer Tax shall be paid by the Trustee; and
- 19 I. Liquidated Damages: If the Buyer fails to close the Sale or otherwise improperly  
20 terminate the Sale Agreement, the Trustee shall be entitled to the entire amount of  
21 the Deposit as the liquidated damages.

22 The Trustee anticipates paying the following amounts from the sale proceeds directly  
23 from escrow:

- 24 a. Brokers’ commissions, which are estimated to total \$10,680.00;
- 25 b. All costs of sale, which are estimated to be \$10,135.43;
- 26 c. The HOA Dues which total approximately \$4,794.77; and
- 27

28 <sup>1</sup> A Final Order shall mean an order on which: (a) no timely appeal has been filed, or (b) if a timely appeal  
has been filed, no stay pending appeal has been entered.

1 d. All residual (an estimated \$152,389.80) shall be paid to the Estate.

2 The Trustee believes in his sound business judgment that the sale of the Property is in the  
3 best interests of the Estate and its creditors, the offer of the Buyer to purchase the Property is fair  
4 and reasonable under the circumstances and constitutes full and adequate consideration and  
5 reasonably equivalent value for the Property. The Trustee does not know of nor does he  
6 anticipate that the sale will result in any tax consequences for the Estate.

7 **B. The Proposed Bidding Procedures**

8 The Sale is subject to court approval and overbid. Therefore, by and through the Motion  
9 the Trustee requests that the Court approve the following bidding procedures (the "Bidding  
10 Procedures"), as follows:

11 A. Qualifying as a Bidder. Any interested party, other than the Buyer (who is deemed  
12 to be a Qualified Bidder, as the term is further defined below, and is deemed to  
13 have submitted the bid), must satisfy the following requirements to qualify as the  
14 bidder:

15 i. The bidder must submit to the Trustee's counsel, a qualified bid for  
16 the Property that complies with the requirements below (the  
17 "Qualified Bid", and the bidder submitting the same, "Qualified  
18 Bidder"):

- 19 1. The bid must contain substantially the same terms and  
20 conditions as the Sale Agreement, and must have no  
21 conditions, or requirements which are less beneficial to the  
22 Estate than those set forth in the Sale Agreement as  
23 determined in the sole and absolute discretion of the  
24 Trustee;
- 25 2. The bid must be evidenced by an executed agreement from  
26 the bidder, and must be accompanied by a mark-up of the  
27 agreement showing differences between the agreement and  
28 the Sale Agreement; and

BAKER & HOSTETLER LLP  
ATTORNEYS AT LAW  
LOS ANGELES

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- 3. The bid must reflect a purchase price for the Property in the minimum amount of \$183,000.00.
  - ii. Concurrently with the submission of the bid, the bidder must provide a wire transfer or a deposit in the form of a cashier's check to the Trustee's counsel in the amount of 3% of the bid, made payable to "Jeffrey I. Golden, the Chapter 7 Trustee";
  - iii. A Qualified Bidder submitting a bid must submit, as part of its bid, written evidence (in the form of financial disclosure or credit-quality support information or enhancement reasonably acceptable to the Trustee) demonstrating such bidder's ability to participate at the auction (further defined below) and to close the transaction proposed by such bid and any reasonably expected overbid;
  - iv. The bid must be received by the Trustee's counsel (whose contact information appears on the upper left corner of the caption page) no later than 5:00 p.m. (PST) by email, facsimile, or personal delivery on February 9, 2016.
- b. Overbid Procedures. If the Trustee receives at least one Qualified Bid (other than the Qualified Bid of the Buyer), the Trustee shall file a notice with the Court so stating and the auction (the "Auction") shall be held pursuant to the following procedures:
- i. The Auction shall be held on the date scheduled for the hearing on the Motion (the "Sale Hearing") in front of the Court, or at such other time and place as the Court shall direct;
  - ii. The Trustee shall establish the highest and best Qualified Bid from among the Qualified Bids to be the initial bid at the Auction, and the next bid must reflect a purchase price for the Property in the minimum amount of \$188,000.00;
  - iii. Each overbid thereafter must be at least \$5,000.00 more than the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- prior bid;
- iv. The Trustee shall determine the order of bidding, which shall be the same in each successive round of bidding;
  - v. If any Qualified Bidder declines to submit an overbid in any given round, the Qualified Bidder shall not be foreclosed from submitting an overbid in a later round in the Auction;
  - vi. All bidding shall be conducted on the record and in the presence of all Qualified Bidders, unless otherwise ordered by the Court;
  - vii. Any bid made by a Qualified Bidder must remain open and binding on the Qualified Bidder until and unless (A) the Trustee accepts a higher Qualified Bid and (B) such Overbid is not selected as the Back-up Bid (as defined below in Section (b)(x)).
  - viii. Upon conclusion of the bidding, the Auction shall be closed, and the Trustee shall (i) immediately review the final Overbid of each Qualified Bidder on the basis of financial and contractual terms and the factors relevant to the sale process, including those factors affecting the speed and certainty of consummating the proposed sale, and (ii) identify the highest, best, and/or otherwise financially superior offer for the Property (the "Successful Bid" and the bidder submitting such Successful Bid, the "Successful Bidder"), which highest, best and/or otherwise financially superior offer will provide the greatest amount of net value to the Estate, and (iii) advise the Qualified Bidders and the notice parties of such determination;
  - ix. Any deposit relating to the Successful Bid shall be credited towards the purchase price of the Property and the Qualified Bidder shall close escrow as provided in the sale agreement submitted by the Successful Bidder. Any other Deposit(s) held by the Trustee shall be returned to the bidder posting such deposit within three (3)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

business days of the selection of the Successful Bid, unless the bidder is the Back-up Bidder, as that term is defined below;

x. At the sole and absolute discretion of the Trustee, the bidder offering the second highest bid for the Property during the Auction shall serve as the back-up bidder for the Property (the "Back-up Bidder," and such bidder's bid being the "Back-up Bid"). The Trustee or her counsel shall retain the Back-up Bidder's deposit for a period of up to 20 days after the entry of the Sale Order (or until the closing of the transaction if the Back-up Bidder is designated as such). If the Successful Bidder closes escrow within 15 days of the entry of the Sale Order, the Trustee or her counsel will return the Back-up Bidder's deposit within three (3) business form the day upon which escrow was closed. If the Successful Bidder fails to close escrow within 15 days after the entry of the Sale Order (except where the sole cause of any delay in closing is as a result of a default by the Estate), the Trustee shall be authorized, but not required, to consummate the sale with the Back-up Bidder without further notice or order of the Court. If the Trustee so elects to move forward with the Bank up Bidder, the Back-up Bidder shall be obligated to purchase the Property for the amount of the Back-up Bid within 15 days of notice by the Trustee of her intention to deem the Back-up Bidder as the Successful Bidder; and

xi. If the Successful Bidder defaults and does not close escrow as provided in the sales agreement submitted by the Successful Bidder, such bidder's deposit shall be forfeited, and the Trustee shall be authorized to sell the Property to the Back-up Bidder, who shall then be deemed to be the Successful Bidder, and the Trustee shall be authorized to consummate the sale without further order of

1 the Court, or the Trustee, in his sole and absolute discretion, may  
2 reschedule the Auction to a later date and time convenient to the  
3 Court.

4 c. Stalking Horse Bid. The Buyer shall serve as the stalking horse bidder.

5 **PLEASE TAKE FURTHER NOTICE** that the Trustee also requests that the Court find  
6 the Buyer is a good faith purchaser of the Property pursuant to 11 U.S.C. § 363(m) and that the  
7 Court waive the stay imposed pursuant to Fed. R. Bankr. P. 6004(h).

8 **PLEASE TAKE FURTHER NOTICE** that pursuant Local Bankruptcy Rule (“LBR”)  
9 9013-1(f), any response or opposition to the Motion must be in writing supported by any  
10 memorandum of points and authorities and/or evidence upon which the opponent intends to rely  
11 in opposing the Motion. Any opposition must be filed with the Court and served upon the  
12 Trustee and his counsel at the address in the upper left-hand corner of the preceding page of this  
13 notice no later than 14 days before the hearing date for the Motion. If a party does not oppose the  
14 Motion, they need not take any further action or, if they so choose, the party may file a written  
15 statement of non-opposition with the Court and serve the same on the Trustee and his counsel.

16 **PLEASE TAKE FURTHER NOTICE** that pursuant to LBR 9013-1(h), the failure to  
17 file a timely response or opposition to the Motion may be deemed consent to the granting of the  
18 relief therein requested and the Court may, without further notice or opportunity to be heard,  
19 grant the motion and waive appearances at the proposed hearing on the Motion.

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

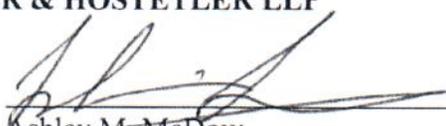
28 ///

1 PLEASE TAKE FURTHER NOTICE that any party may obtain a copy of the Motion  
2 and/or the Procedure Motion by contacting Fahim Farivar, Esq., via email addressed to  
3 amcdow@bakerlaw.com and ffarivar@bakerlaw.com.

4 Dated: January  2016

7 Respectfully submitted,

8 BAKER & HOSTETLER LLP

9 By:   
10 Ashley M. McDow  
11 Fahim Farivar

12 Attorneys for Jeffrey I. Golden, Chapter 7 Trustee

BAKER & HOSTETLER LLP  
ATTORNEYS AT LAW  
LOS ANGELES

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### 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: Baker & Hostetler LLP, 11601 Wilshire Blvd., Ste. 1400, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE PROPERTY [521 S. Lyon Street, #3, Santa Ana, California, 92701]** 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 22, 2016, 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 January 22, 2016, 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.

Presiding Judge:

Hon. Catherine E. Bauer  
U.S. Bankruptcy Court  
411 W. Fourth St., Ste. 5165  
Santa Ana, CA 92701

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 January 22, 2016, 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 Email:

Linda Tan lindatanrealestate@yahoo.com Superior Real Estate Group  
Tuan Yenchu tuanyenchi@yahoo.com  
Kevin Murphy kevin@williammorrisrealty.com William Morris Realty  
Ray Corral raycorral@firstteam.com First Team Real Estate  
Rose Lopez roselopezdreamhomes@gmail.com RL and Associates  
Maricamen Fraga mfraga18@yahoo.com Anelo Realty

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 22, 2016  
Date

Sonia Gaeta  
Printed Name

/s/ Sonia Gaeta  
Signature

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

Frank Cadigan frank.cadigan@usdoj.gov  
Michael T Delaney mdelaney@bakerlaw.com, sgaeta@bakerlaw.com  
Fahim Farivar ffarivar@bakerlaw.com,  
amcdow@bakerlaw.com,mdelaney@bakerlaw.com,bmidgal@bakerlaw.com  
Jeffrey I Golden (TR) ljones@wglp.com, jig@trustesolutions.net;kadele@wglp.com;lfisk@wglp.com  
Jeffery D Hermann jhermann@orrick.com  
Elizabeth A Lossing elizabeth.lossing@usdoj.gov  
Byron B Mauss efilings@amlegalgroup.com  
Ashley M McDow amcdow@bakerlaw.com,  
mdelaney@bakerlaw.com;sgaeta@bakerlaw.com;rojeda@bakerlaw.com;ffarivar@bakerlaw.com  
Jonathan T Nguyen bruinesq@gnlaw.org  
Nathan F Smith nathan@mclaw.org, epowers@mclaw.org  
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov  
Darren S Veracruz , esther@en-law.com  
Darren S Veracruz darren@en-law.com, esther@en-law.com  
Kristin A Zilberstein bknotice@mccarthyholthus.com,  
kzilberstein@mccarthyholthus.com;kzilberstein@ecf.inforuptcy.com

**2. SERVED BY UNITED STATES MAIL**

Allan E. Perry, Esq.  
242 S. Orange Ave.  
Brea, CA 92821-4980

Alliance One  
8589 Aero Drive  
San Diego, CA 92123

American Capital Ent Inc.  
27919 Jefferson Ave. #206  
Temecula, CA 92590-2653

Bac Home Loans  
P.O. BOX 5170  
Simi Valley, CA 93062-5170

Bank Of America  
P.O. BOX 5170  
Simi Valley, CA 93062-5170

Bank Of America  
PO BOX 982238  
El Paso ,TX 79998-2238

Bich Chi Tran  
10940 Ranchito Street  
El Monte, CA 91731-1330

Byron Mauss, Esq.  
2915 Redhill Avenue #200  
Costa Mesa, CA 92626-5916

Chase  
P.O. BOX 15298  
Wilmington, DE 19850-5298

Chicago Title Insurance  
C/O: Allan E. Perry  
242 S. Orange Ave.  
Brea, CA 92821-4980

City National Bank  
c/o Byron B. Mauss and Jenny Y. Park  
Assayag Mauss, a Limited Liability  
Partn  
2915 Redhill Avenue, Suite 200  
Costa Mesa, CA 92626-5916

City National Bank  
c/o Assayag Mauss  
2915 Redhill Ave., Suite 200  
Costa Mesa, CA 92626-5916

City Of Los Angeles  
111 N. Hope Street  
Los Angeles, CA 90012-2607

Ciy Of Los Angeles Housing  
P.O. BOX 17280  
Los Angeles, CA 90017-0280

Deutsche Bank  
Ronald R. Wolfe & Associates  
P.O. BOX 25018  
Tampa, FL 33622-5018

Deutsche Bank National Trust  
Company, As Tru  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

East West Bank

Grobstein Teeple LLP  
(Undeliverable)

East-West Bank  
9300 Flair Drive, 5Th Floor  
El Monte, CA 91731-2843

Forest Trails Homeowners Assoc  
ASC Property Services Inc.  
3625 SR 419, SUITE 280  
Winter Springs, FL 32708-2672  
(Undeliverable 2/3/15)

Huong Do  
9800 Bolsa Ave., #109  
Westminster, CA 92683-6671

Impac Multifamily Capital Corp  
1401 Dove Street  
Newport Beach, CA 92660-2431  
(Undeliverable 2/3/15)

Imperial Capital Bank  
C/O: Assayag & Mauss  
2915 Redhill Ave. #200  
Costa Mesa, CA 92626-5916

Internal Revenue Service  
PO BOX 7346  
Philadelphia, PA 19101-7346

JPMorgan Chase Bank, N.A  
P.O. BOX 100564  
Florence, SC 29502-0564

LA Tax Collector  
P.O. BOX 54018  
Los Angeles, CA 90054-0018

LVNV Funding, LLC Its successors  
and assignee of CVF Consumer  
Acquisition Company  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Memorial Care Health System  
P.O. BOX 20894  
Fountain Valley, CA 92728-0894

Merchantile  
6341 Inducon Drive East  
Sanborn, NY 14132-9016

Onewest Bank, FSB  
888 E. Walnut Street  
Pasadena, CA 91101-1895

Pacific Premier Bank  
1600 Sunflower Avenue  
Costa Mesa, CA 92626-1544  
(Returned Mail 5/12/2014)

Progressive Management Systems  
1521 W. Cameron Avenue  
West Covina, CA 91790-2738

Pacific Premier Bank  
17901 Von Karman Ave, Ste 200  
Irvine CA 92614-5255

Ronald R. Wolfe & Associates  
P.O. BOX 25018  
Tampa, FL 33622-5018

Tho Hong Trinh  
14382 Starsia Street  
Westminster, CA 92683-5182

Thuan L. Tran  
2901 W. Macarthur Blvd., #202  
Santa Ana, CA 92704-6972

United Recovery Systems  
5800 N. Course Drive  
Houston, TX 77072-1613

United States Trustee (Sa)  
411 W Fourth St., Suite 9041  
Santa Ana, CA 92701-8000  
Duplicate

Darren S Veracruz  
The Nguonly Law Group  
500 N State College Blvd Ste 1100  
Orange, CA 92868-1625

Greg Bingham  
Coldwell Banker  
Undeliverable

Jeffrey I Golden (Tr)  
Weiland Golden LLP  
P.O. Box 2470  
Costa Mesa, CA 92628-2470

Lindsie Kim Pham  
9281 Stanford Ave  
Garden Grove, CA 92841-5110

Tony Pham  
8421 Middletown Ln  
Westminster, CA 92683-4543

William Freidman  
Goldwell Banker  
Undeliverable

Independent Management Services  
(IMS)

Mirman Bubman & Nahmias, Llp

Sunrise Property Management

United States Trustee  
411 W Fourth St., Suite 9041  
Santa Ana, CA 92701-8000

Santa Ana Division  
411 West Fourth Street, Suite 2030,  
Santa Ana, CA 92701-4500