

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Thomas H. Casey, Esq. Bar No. 138264 Kathleen M. Goldberg, Esq. Bar No. 132637 LAW OFFICES OF THOMAS H. CASEY, INC. 22342 Avenida Empresa, Ste. 200 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 Email: TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>	
<p>In re: EDWARD JAMES BULLAN, JR.</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:13-bk-10266-SC CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 07/11/2013</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> 411 West Fourth Street, Courtroom 5C, Santa Ana, California</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 06/27/2013

**Description of property to be sold:** See Trustee's Motion for Order (1) Authorizing the Trustee to Sell Real Property (743 San Ramon Drive, Fullerton, California) Pursuant to 11 U.S.C. Section 363(b),(h) and (i); (2) Approving Overbid Procedures; (3) Approving Compensation of Trustee's Real Estate Agent; (4) Approving the Amount of Attorney Fees to be Deducted from Net Sale Proceeds; and (5) Authorizing Distribution of Sale Proceeds; and (6) Waiving 14 Day Stay Imposed by Federal Rules of Bankruptcy Procedure 6004(h) ("Sale Motion") on file with the Bankruptcy Court.

**Terms and conditions of sale:**  
See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

**Proposed sale price:** \$ 530,000.00

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 Sale Motion for full bidding procedures; deadline for submitting overbids is July 8, 2013.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**  
July 11, 2013 at 10:00 a.m.

U.S. Bankruptcy Court  
411 West Fourth Street  
Courtroom 5C  
Santa Ana, CA 92701

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

Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way, Suite 100  
Irvine, CA 92614  
(714) 606-5765 (direct line)

Date: 06/14/2013

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## 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, Suite 200, Rancho Santa Margarita, CA 92688**

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** 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 (*date*), **June 14, 2013**, 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:

- Thomas H Casey lmillert@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Kathleen M Goldberg msilva@tomcaseylaw.com
- Gina J Kim gjkim@pitedunan.com
- Brian J Soo-Hoo ecf@bankruptcypros.com
- United States Trustee (SA) ustregion16.sa.ecf@usdoj.gov

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (*date*) **June 14, 2013**, 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

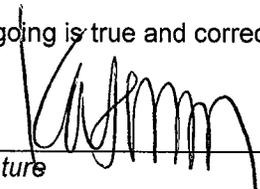
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*), I served the following persons and/or entities by personal delivery, overnight mail service, or (for those 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.

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.

June 14, 2013  
Date

Kathy Driggers  
Printed Name

Signature 

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

**SERVED BY UNITED STATES MAIL:**

**Interested Party**

United States Bankruptcy Court  
Attn: Hon. Scott C. Clarkson  
411 West Fourth Street, Suite 5130  
Santa Ana, CA 92701

**Debtor**

Edward Joseph Bullan, Jr.  
1025 Westwood Avenue  
Santa Ana, CA 92703

**Interested Parties**

Amy Bullan  
743 San Ramon Drive  
Fullerton, CA 92835

Charles M. Farano  
Law Offices of Charles M. Farano  
243-A Lakeview Avenue  
Placentia, CA 92870

Clarence Yoshikane  
Prudential California Realty, Inc.  
2405 McCabe Way, Suite 100  
Irvine, CA 92614

**Proposed Buyers**

Carlos Hernandez  
Nashyeli Hernandez  
3203 Topaz Lane  
Fullerton, CA 92831

**1<sup>st</sup> Trust Deed Holder**

Citimortgage, Inc.  
PO Box 689196  
Des Moines, IA 50368-9196

Citimortgage, Inc.  
c/o Agent for Process  
CT Corporation System  
818 W. Seventh Street  
Los Angeles, CA 90017

**Trustee of 1<sup>st</sup> Trust Deed Holder**

First American Title Company  
11175 Azusa Court  
Rancho Cucamonga, CA 91730