

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhesling@gmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: James J. Joseph, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

<p>In re: RICHARD DEANE PARRY AND DORIS LEE PARRY,</p> <p style="text-align: right;">Debtor(s)</p>	<p>CASE NO.: 8:11-bk-15683-CB CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: June 9, 2015</p>	<p>Time: 2:30 p.m.</p>
<p>Location: Courtroom "5D" of the United States Bankruptcy Court, 411 W. Fourth St., Santa Ana, California</p>	

Type of Sale: Public Private **Last date to file objections:** May 26, 2015

Description of property to be sold: (a) all of the Trustee's right, title and interest in an All Inclusive Purchase Money Promissory Note Secured by Long Form All Inclusive Purchase Money Deed of Trust ("AIPN") dated June 25, 2002 in the original principal amount of \$263,000, which AIPN was executed by Hieu Trung Ton ("Ton"), as Maker, in favor of the Debtors, as Payees, including the 75 installment payments that will become due and payable under the AIPN, commencing on July 2, 2015 and ending on September 2, 2021, but excluding the monthly installments that became or will become due and payable under the AIPN before July 2, 2015; (b) all of the Trustee's right, title and interest in an All-Inclusive Purchase Money Deed of Trust and Assignment of Rents ("AITD") dated June 24, 2002, which AITD was executed by Ton, as Trustor, to Fidelity National Title Insurance Company, as Trustee, in favor of the Debtors, as Beneficiaries, was recorded as Instrument No. 20020584512 on July 12, 2002 in the office of the Orange County Recorder, and affects real property commonly described as 13091 Hilton Lane, Garden Grove, California ("Property"); (c) all of the Trustee's right, title and interest in the Property; and (d) all of the Trustee's rights, claims and causes of action which the Trustee has or may have against Ton regarding the AIPN, the AITD, and the Property

Terms and conditions of sale: as-basis, without any warranties or representations

Proposed sale price: \$68,000

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

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$10,000 in the form of a cashier's check, payable to "James J. Joseph, Chapter 7 Trustee." In addition, the initial overbid for the property must be \$70,000, and all subsequent overbids with respect to the property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
June 9, 2015 at 2:30 p.m. in Courtroom "5D" of the United States Bankruptcy Court, 411 W. Fourth St., Santa Ana, California

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: May 19, 2015

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:
3853 Meadow Park Lane, Torrance, CA 90505.

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 May 19, 2015, 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 May 19, 2015, 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 _____, 2014, 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.

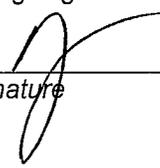
May 19, 2015

Robert A. Hessling

Date

Printed Name

Signature



ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Debtors' Former Counsel George L Baugh - DISBARRED - glb3law@yahoo.com,
nicole.herring22@yahoo.com;jsrosenbery@gmail.com
Alicia Clough alicia.clough@kayescholer.com
**Counsel for Michael Gebhardt, Janet Gebhardt, and Michael Gebhardt as trustee of the Richard and Doris
Parry Irrevocable Trust dated November 12, 2009** Charles W Daff charleswdaff@gmail.com
Ashleigh A Danker adanker@dankerlawfirm.com
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Trustee James J Joseph (TR) jamesjosephtrustee@gmail.com, jjoseph@ecf.epiqsystems.com
Bernard J Kornberg bjk@severson.com
Ramesh Singh claims@recoverycorp.com
John B Stephens carolyn@sf-lawyers.com, john@sf-lawyers.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Gilbert B Weisman notices@becket-lee.com

2. SERVED BY U.S. MAIL

Debtors and Defendants

Richard Deane Parry
Doris Lee Parry
4211 West First Street, No. 26
Santa Ana, CA 92703

Lienholder

Chase Bank
P.O. Box 78420
Phoenix, AZ 85062-8420

Chase Mortgage
P.O. Box 1093
Northridge, CA 91328

Chase Bank
P.O. Box 15298
Wilmington, DE 19850-5298

JP Morgan Chase Bank
4 Chase Metrotch Center
Brooklyn, NY 11245

JP Morgan Chase Bank
c/o C T Corporation System
818 West Seventh St., Second Floor
Los Angeles, CA 90017

Chase Records Center
Attn: Correspondence Mail
Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203

Chase
3415 Vision Drive
Mail Code CH-47133
Columbus, OH 43219

Buyer

Mortgage Funding Corporation
Profit Sharing Plan & Trust
c/o Rob Guyse
Vice President
Mortgage Acquisitions
Grand Bank for Savings, FSB
14 Plaza Drive
Hattiesburg, MS 39402

Presiding Judge's Copy

Honorable Catherine E. Bauer
United States Bankruptcy Court
411 W. Fourth Street, Suite 5165
Santa Ana, CA 92701-4593