

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Donald W. Sieveke, SBN 78144 Law Offices of Donald W. Sieveke 1113 N. Spurgeon Street Santa Ana, CA 92701 (714) 543-8419 (714) 558-7459 Fax email: dws4law@pacbell.net <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Richard A. Marshack, Ch 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA**

In re: ELIZABETH BARBANTI Debtor(s).	CASE NO.: 8:14-bk-10739TA CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: January 6, 2015	Time: 11:00 A.M.
Location: Ronald Reagan Fed Bldg. 411 W. Fourth St., 5th Floor, Ctrm 5B, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 12/23/2014

Description of property to be sold: Realty and all improvements thereon of that four-plex real property commonly described as 563 S. Fashion Park, Orange, CA 92866
APN 390-631-06

Terms and conditions of sale: The Trustee proposes to sell the subject property for \$1,075,000.00, all cash to Tuan The Nguyen. There are no contingencies and the buyer buys "as-is and whereas". Trustee makes no representations re: the leases or tenancies and buyer takes subject to any tenancies. The Trustee will retain all rents up to date of close of escrow. See Motion to Sell filed 12/12/2014; Docket 98

Proposed sale price: 1,075,000.00

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): The first overbid shall be \$10,000; in other words, the first overbid offer must be \$1,085,000.00. Each overbid thereafter shall be no less than \$1,000. All offers must pre-qualify financially and submit a \$40,000 cashier's check.

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

January 6, 2015 at 11:00 A.M. in Courtroom 5B
Ronald Reagan Federal Building and U.S. Courthouse
411 W. Fourth St., 5th Floor
Santa Ana, CA 92701

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

Clarence Yoshikane, agent for Chapter 7 Trustee
(714) 606-5765 Mobile
email: Clarence.Yoshikane@gmail.com
BHHS/Berkshire Hathaway Home Services
2405 McCabe Way, Ste. 100
Irvine, CA 92614

Date: 12/12/2014

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:

Law Offices of Donald W. Sieveke
1113 N. Spurgeon Street
Santa Ana, CA 92701

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 *(date)* 12/12/2014, 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:
SEE ATTACHED SERVICE LIST

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 12/12/2014, 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.

Judge T. Albert, USBC Santa Ana, 411 W. Fourth St., Ste 5085, Santa Ana, CA 92701

SEE ATTACHED SERVICE LIST

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.

N/A

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.

12/12/2014
Date

SHANNON A. KING
Printed Name

/s/ Shannon A. King
Signature

PARTIES SERVED BY THE COURT VIA "NEF":

Daniel K Fujimoto wdk@wolffirm.com
Nancy L Lee bknotice@rcolegal.com, nlee@rcolegal.com
Elizabeth A Lossing elizabeth.lossing@usdoj.gov
Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@ecf.epiqsystems.com
John E Mortimer mortimercourtnotice@gmail.com,
mortimercourtnotice@gmail.com;abbyssh@gmail.com
Scott Richards scott@sirlawgroup.com, tania@sirlawgroup.com;mariap@sirlawgroup.com
Cassandra J Richey cmartin@pralc.com
Donald W Sieveke ibmoola@yahoo.com, dws4law@pacbell.net
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

PARTIES SERVED BY U.S. MAIL:

Debtor:

Elizabeth Barbanti
2512 Park LK
Santa Ana, CA 92705

Buyer:

Tuan The Nguyen
7521 Edinger, Apt. 3400
Huntington Beach, CA 92647

Buyer's Broker:

Superior Real Estate Group
"Young" Cao Duong
9134 Edinger Ave.
Fountain Valley, CA 92708

ALL CREDITORS:

Bank of America
Attn: Officer, General and/or Managing Agent
PO Box 5170
Simi Valley, CA 93062

Bank of America N.A.
c/o Prober & Raphael - Attorneys For Secured Creditor
Attn: Halie L. Leonard, Esq.
P.O. Box 4365
Woodland Hills, CA 91365-4365

Chase
Attn: Officer, General and/or Managing Agent
PO Box 24696
Columbus, OH 43224

David Morales
563 S Fashion Park
Apt C
Orange, CA 92866

Dsnb Macys
Attn: Officer, General and/or Managing Agent
9111 Duke Blvd
Mason, OH 45040

Jose M. Diaz
563 S. Fashion Park
Apt A
Orange, CA 92866

Julie Barrgan
563 S. Fashion Park
Apt A
Orange, CA 92866

Maritza Poe
787 S. Laurinda Lane
Orange, CA 92869

Nationstar Mortgage LLC
Attn: Bankruptcy
Attn: Officer, General and/or Managing Agent
350 Highland Dr
Lewisville, TX 75067

Nissan-Infiniti LT
Attn: Officer, General and/or Managing Agent
PO Box 660366
Dallas TX 75266-0366

PARTIES SERVED BY CERTIFIED MAIL:

Nissn Inf Lt

Attn: Officer, General and/or Managing Agent

Attn: Bankruptcy

8900 Freeport Parkway

Irving, TX 75063

Ocwen

Attn: Officer, General and/or Managing Agent

PO Box 24737

West Palm Beach, FL 33416

Real Time Resolutions, Inc.

Attn: Officer, General and/or Managing Agent

1349 Empire Central Drive, Suite #150

PO Box 36655

Dallas, Texas 75247-4029

Sara Shamsi

563 S. Fashion Park

Apt D

Orange, CA 92866

The Bank of New York Mellon fka The Bank of New

Nationstar Mortgage LLC

Attn: Officer, General and/or Managing Agent

Attention: Bankruptcy Department

PO Box 630267

Irving, TX 75063

1st TD Mortgage Holder:

Nationstar Mortgage LLC

Attn: Officer, Managing and/or General Agent

Bankruptcy Department

PO Box 630267

Irving, TX 75063-0116

Nationstar Mortgage LLC

c/o Corporation Service Company dba CSC

Lawyers Incorporating Service

The Prentice Hall Corp System, Inc.

Attn: Officer, Managing and/or General Agent

2710 Gateway Oaks Dr., Ste. 150N

Sacramento, CA 95833

2nd TD Mortgage Holder:

Bank of America, N.A.

Attn: Brian T. Moynihan, Chairman of Board, CEO

100 N. Tryon Street

Charlotte, NC 28202