

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Thomas H. Casey - Bar No. 138264                  Kathleen J. McCarthy - Bar No. 132637                  Steve Burnell - Bar No. 286557                  LAW OFFICE OF THOMAS H. CASEY, INC.                  A PROFESSIONAL CORPORATION                  22342 Avenida Empresa, Suite 200                  Rancho Santa Margarita, CA 92688                  Telephone: (949) 766-8787                  Facsimile: (949) 766-9896                  Email: TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: Jeffrey I. Golden, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
--	---------------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>JACOB SAINT ANTHONY,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:14-bk-14014-SC CHAPTER: 7</p>
<p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<p><b>Sale Date:</b> 02/10/2016</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 01/27/2016

**Description of property to be sold:** The bankruptcy estate's interest in real property located at 1111 W. Town and Country, #32, Orange, California. See Trustee's Motion for Order Approving (1) Sale and Settlement Agreement with Heba Mina; and (2) Approving Overbid Procedures ("Sale and Settlement Motion").

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

**Proposed sale price:** \$ 85,000.00

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 and Settlement Motion for full bidding procedures;  
deadline for submitting overbids is 2/5/16

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

Hearing is to take place:

February 10, 2016 at 11:00 a.m.

US 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):**

Kathleen J. McCarthy  
(949) 766-8787, ext. 107  
kmccarthy@tomcaseylaw.com

Date: 01/08/2016

## 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** 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*) **January 8, 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:

- Thomas H Casey lmliller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Jeffrey I Golden (TR) ljones@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com;lfisk@wgllp.com
- Maria L Gray mgray@schoolsfirstfcu.org
- Megan E Lees ecfcacb@aldridgepite.com, MEL@ecf.inforuptcy.com;mlees@aldridgepite.com
- Kathleen J McCarthy lmliller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Gary M Polston gmp@polstonlaw.com
- Michael G Spector mgspector@aol.com, mgslawoffice@aol.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

Service information continued on attached page

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

On (*date*) **January 8, 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.

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.

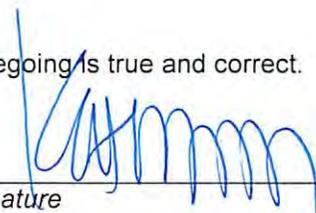
Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 8, 2016  
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**

Jacob Saint Anthony  
1235 West Town and Country  
Road, #3301  
Orange, CA 92868

**Interested Party**

Heba Mina  
c/o Patrick A. McCall, Esq.  
Law Offices of Patrick A. McCall  
765 The City Drive South, Suite  
350  
Orange, CA 92868

**Creditors**

AMEX  
P.O. Box 297871  
Fort Lauderdale, FL 33329-7871

AWT Arizona  
2331 West Royal Palm Road,  
#103  
Phoenix, AZ 85021-9321

American Express Centurion Bank  
c/o Becket and Lee LLP  
P.O. Box 3001  
Malvern, PA 19355-0701

Ayman Z. Benjamin  
19044 Kittridge #8  
Reseda, CA 91335-5912

BBY/CBNA  
50 Northwest Point Road  
Elk Grove Village, IL 60007-1032

BJ Bindery  
833 S. Grand Avenue  
Santa Ana, CA 92705-4117

Citi  
P.O. Box 6241  
Sioux Falls, SD 57117-6241

Corporate Mailing  
1624 South Clementine Street  
Anaheim, CA 92802-2901

Emil Estafanous, CPA  
12501 Imperial Highway  
Norwalk, CA 90650-8395

Emil Estafanous, CPA  
An Accountancy Corporation  
12501 Imperial Highway, Suite 115  
Norwalk, CA 90650-8395

Franchise Tax Board  
Bankruptcy Section MS A340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Fuji Film North America  
11150 Hope Street  
Cypress, CA 90630-5236

Gentek Media  
13900 Sycamore Way  
Chino, CA 91710-7016

Gorilla Stationers LLC  
15165 Triton Lane  
Huntington Beach, CA 92649-  
1040

~~Heba K. Mina  
1170 Via Viento Lane  
Corona, CA 92882-3635~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

Hershorin & Henry, LLP  
27422 Portola Parkway, #360  
Foothill Ranch, CA 92610-2837

Holy Virgin Mary Coptic Orthodox  
Church  
4900 Cleland Avenue  
Los Angeles, CA 90042-3115

Howayda Elkomous  
1837 W. Cerritos Avenue  
Anaheim, CA 92804-6139

JD Property Management  
3520 Cadillac Avenue  
Costa Mesa, CA 92626-1446

Joanna T. Vogel  
5429 Lampson Avenue  
Garden Grove, CA 92845

~~Knight Adjustment Bureau  
404 E. 4500 S., Suite A35  
Murray, UT 84107-2710~~  
No Such Number  
Unable to Forward  
Return to Sender

Knight Adjustment Bureau  
404 E. 4500 S., Suite A34  
Salt Lake City, UT 84107

Litho Tech, Inc.  
9950 Baldwin Place  
El Monte, CA 91731-2204

Macy's Home Finance  
P.O. Box 8113  
Mason, OH 45040-8113

Onisko & Shotz, LLP  
5000 E. Spring Street, Suite 200  
Long Beach, CA 90815-5215

Paradigm Change Group, Inc.  
6203 Brookfall Drive  
Arlington, TX 76018-5329

Paradigm Change Group, Inc.  
442 Roosevelt Street  
P.O. Box 984  
Palmer Lake, CO 80133-0984

Prime Dental Care  
805 W. La Veta Avenue, #210  
Orange, CA 92868-3929

PYOD, LLC its successors and  
assigns as assignee of Citibank,  
N.A.  
Resurgent Capital Services  
P.O. Box 19008  
Greenville, SC 29602-9008

SchoolsFirst FCU  
P.O. Box 11547  
Santa Ana, CA 92711-1547

The Law Office of Patrick A.  
McCall  
765 The City Drive South, #350  
Orange, CA 92868-6919

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

Town and Country Business  
Association  
JD Property Management, Inc.  
3520 Cadillac Avenue, Suite B  
Costa Mesa, CA 92626-1446

U of U Fed CU Loans  
c/o Knight Adjustment Bureau  
404 E. 4500 South, #A-34  
Salt Lake City, UT 84107-2710

University Federal CU  
P.O. Box 58025  
Salt Lake City, UT 84158-0025

US Bank  
P.O. Box 5229  
Cincinnati, OH 45201-5229

Wells Fargo Bank NA  
Wells Fargo Home Mortgage  
Americas Servicing  
Attn: Bankruptcy Dept. MAC  
X7801-014  
3476 Stateview Blvd.  
Fort Mill, SC 29715-7203

WF CRD SVC  
P.O. Box 10438  
Des Moines, IA 50306-0438

WF CRD SVC  
P.O. Box 14517  
Des Moines, IA 50306-3517

Wagih Abdalla  
1837 W. Cerritos Avenue  
Anaheim, CA 92804-6139

Wells Fargo Business Mastercard  
P.O. Box 14517  
Des Moines, IA 50306-3517