

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Karen Sue Naylor - SBN 144273 Chapter 7 Trustee P.O. Box 504 Santa Ana, CA 92702-0504 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email knaylor@burd-naylor.com	
<input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	

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

In re: BARBARA J. HURT Debtor(s).	CASE NO.: 8:10-bk-17579 TA CHAPTER: 7
NOTICE OF SALE OF ESTATE PROPERTY	

Sale Date: 02/26/2013	Time: 11:00 am
Location: Residential real property located at 27211 Escala, Mission Viejo, CA 92691	

Type of Sale: Public Private Last date to file objections: 02/12/2013

Description of property to be sold: Residential real property located at 27211 Escala, Mission Viejo, CA 92691

* See below for information regarding date, time and location of sale.

Terms and conditions of sale: "As is, where is" without warranties of any kind, express or implied, being given by the Trustee or her agents concerning the condition of the real property. The buyer is to have no contingencies to the transaction.

Proposed sale price: \$ 470,000.00

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): Minimum overbid of \$480,000.00 with bidding increments of \$1,000.00. Bids must be all cash, non-contingent and on same terms and conditions set forth in Purchase Contract and Addendums attached to sale motion. \$15,000.00 earnest money deposit to be made prior to hearing along with proof of ability to consummate sale.

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

February 26, 2013 at 11:00 a.m.
U.S. Bankruptcy Court
411 West Fourth Street Courtroom 5B
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
Irvine, CA 92614
Office telephone (949) 794-5765
Cellular (714) 606-5765

Date: 01/25/2013

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:

200 West Santa Ana Boulevard, Suite 400, 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) 01/25/2013, 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:

Service information continued on attached page

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

On (date) 01/25/2013, 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

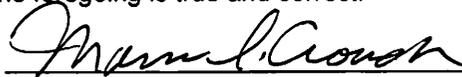
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 01/25/2013, I served the following persons and/or entities by personal delivery, overnight mail service, or (for 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.

Hon. Judge Theodor C Albert [via personal deliver to bin near 5th Floor elevators]
U.S. Bankruptcy Court
411 West Fourth Street Suite 5085
Santa Ana, CA 92701

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.

01/25/2013 Morna I. Crouch
Date Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Bradley S Beherns efcacb@piteduncan.com
Charles W Daff cdaff@epiqtrustee.com, c122@ecfbis.com
Joseph C Delmotte efcacb@piteduncan.com
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cfnbknotice@gmail.com;ecruz@negretelaw.com;nicole@negretelaw.com
United States Trustee (SA) ustregion16.sa.ecf@usdoj.gov

SERVED BY U.S. MAIL

Debtor

Barbara J. Hurt
26211 Escala
Mission Viejo, CA 92691

Trustee's Broker

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way
Irvine, CA 92614

Buyer's Agent

Babak Saadai
MSBC Realty
31831 Peppertree Bend
San Juan Capistrano, CA 92675

Buyer

Abbas M. Farahani
24222 Jagger Street
Lake Forest, CA 92630
Bank of America
PO Box 30750
Los Angeles, CA 90030-0750
Bank of America
Attn: Brian T. Moynihan, President & CEO
100 North Tryon Street
Charlotte, NC 28202
Bayview Loan Servicing, LLC
4425 Ponce de Leon Boulevard 5th Floor
Coral Gables, FL 33134
Orange County Treasurer/Tax Collector
PO Box 1438
Santa Ana, CA 92702-1438