

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wglp.com Reem J. Bello, State Bar No. 198840 rbello@wglp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Weneta M.A. Kosmala</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re: TIMOTHY MELVIN MURPHY AND JERMAYNE ANN MURPHY,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:11-bk-16838-ES CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 02/21/2013</p>	<p>Time: 10:30 am</p>
<p>Location: Courtroom 5A, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 02/07/2013

Description of property to be sold: All of the Estate's right, title and interest in real property located at 1688 North Williamsburg Street, Orange, California 92867.

Terms and conditions of sale: Sale is as is, where is, with all faults, without warranty or recourse but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. Sections 363(b) and (f). The sale is subject to Bankruptcy Court approval and overbids.

Proposed sale price: \$ 635,000.00

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): Please see attached description of overbid procedures.

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

February 21, 2013 at 10:30 a.m., Courtroom 5A, United States

Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701

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

Reem J. Bello, Esq.

Weiland, Golden, Smiley, Wang Ekvall & Strok, LLP

650 Town Center Drive, Suite 950

Costa Mesa, CA 92626

Tel: (714) 966-1000 Fax: (714) 966-1002

Date: 01/31/2013

THE OVERBID PROCEDURES

The procedures governing the submission of competing offers or overbids are as follows:¹

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$645,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as Exhibit "4;"
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit of \$20,000.00 (the "Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Timothy Melvin Murphy and Jermayne Ann Murphy, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee at or before the hearing currently set for February 21, 2013, at 10:30 a.m.
2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

¹ Capitalized terms not expressly defined herein shall have the meanings ascribed to them in the Motion.

3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

1 **WEILAND, GOLDEN,**
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rbello@wglp.com
4 650 Town Center Drive, Suite 950
Costa Mesa, California 92626
5 Telephone: (714) 966-1000
Facsimile: (714) 966-1002
6
7 Proposed Attorneys for Chapter 7 Trustee
Weneta M.A. Kosmala

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **SANTA ANA DIVISION**

11 In re
12 **TIMOTHY MELVIN MURPHY and**
JERMAYNE ANN MURPHY,
13
14 Debtors.

Case No. 8:11-bk-16838-ES
Chapter 7 Case

NOTICE OF HEARING ON MOTION FOR ORDER:

- (1) **AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);**
- (2) **APPROVING OVERBID PROCEDURES;**
- (3) **APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); AND**
- (4) **AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE**

[1688 North Williamsburg Street, Orange, California 92867 – APN: 370-141-01, Orange County]

Date: February 21, 2013
Time: 10:30 a.m.
Ctrm: 5A
411 West Fourth Street
Santa Ana, California

Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

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Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

1 TO THE DEBTORS, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND
2 ALL PARTIES IN INTEREST:

3 PLEASE TAKE NOTICE that on February 21, 2013, at 10:30 a.m. in the United
4 States Bankruptcy Court for the Central District of California, Santa Ana Division, located
5 at 411 W. Fourth Street, Santa Ana, California, in courtroom 5A, the Court will hold a
6 hearing on the Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of
7 Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving
8 Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as
9 Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of
10 Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale
11 (the "Motion")¹ filed by Weneta M.A. Kosmala, the chapter 7 trustee (the "Trustee") for the
12 estate (the "Estate") of Timothy Melvin Murphy and Jermayne Ann Murphy (the
13 "Debtors"), which seeks an order:

14 1. approving the Purchase Agreement (defined below) and the sale of the real
15 property located at 1688 North Williamsburg Street, Orange, California 92867 (the
16 "Property") as is, where is, with all faults, without warranty or recourse, but free and clear
17 of any and all liens, claims, and interests (described below), together with all
18 improvements, as well as all easements and appurtenances pursuant to 11 U.S.C.
19 §§ 363(b) and (f);

20 a. to Tanya Courchaine and Patrick Courchaine and/or their assigns
21 (collectively, the "Buyer"), whose address is 5383 Rural Ridge Circle, Anaheim,
22 California 92807, for \$635,000.00 (the "Purchase Price") pursuant to the terms of
23 the Bid for Purchase of Real Property, the Addendum to Purchase Agreement, and
24 the Buyer's letter dated January 16, 2013 (together, the "Purchase Agreement"), a
25 copy of which is attached as Exhibit "4" to the Motion; or

26 b. to the successful bidder whose purchase offer for the Property is
27 accepted by the Trustee at the hearing on the Motion;

28 2. approving the overbid procedures set forth in the Motion as summarized
below;

3. approving the Buyer, the successful bidder, and the back-up bidder as a
"good faith" purchaser under § 363(m) of the Bankruptcy Code;

4. authorizing the Trustee to pay, through escrow, from the proceeds of the
sale and without further order of the Court, the IndyMac Lien, the JPMorgan Chase Lien,
the Judgment, and the Tax Lien (or the undisputed portion of such liens), any other tax
liens, the above-described broker's commission, real property taxes and assessments
prorated as of the close of escrow for the sale, and any escrow fees, title insurance
premiums and other ordinary and typical closing costs and expenses payable by the
Trustee pursuant to the Purchase Agreement or in accordance with local custom;

5. determining that the sales proceeds remaining after payment of the items
set forth above (the "Net Proceeds") will not be disbursed without further order of this
Court;

¹ All terms not specifically defined herein shall have the meanings ascribed to them in the Motion.

1 6. attaching any unpaid portion of the IndyMac Lien, the JPMorgan Chase
2 Lien, the Judgment, and the Tax Lien to the sales proceeds in the same value, priority and
3 scope as such liens currently exist against the Property, subject to any and all of the
Trustee's rights to object to, dispute, or subordinate such liens;

4 7. attaching to the Net Proceeds the disputed Post-Petition Lien and the Union
Bank Lien in the same priority, validity, and scope as such liens currently exist against the
5 Property;

6 8. reserving to the Trustee all rights to object to the validity, scope and priority
of all disputed liens, claims and interests;

7 9. authorizing the Trustee to take any and all necessary actions to
8 consummate the sale of the Property;

9 10. waiving any requirements for lodging periods of the order approving this
Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy
10 rules; and

11 11. waiving the stay of the order approving this Motion imposed by Federal Rule
of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

12 Since the Debtors filed the instant case jointly and the Property is their personal
13 residence, the sale of the Property qualifies for the exclusion of \$500,000 of gain from the
sale under Internal Revenue Code Section 121, and there will be no capital gains taxes
14 due from the sale.

15 After payment of consensual liens, current and past-due real estate taxes, brokers'
16 commissions, and costs of sale, the sale will generate approximately \$312,000.00 for the
benefit of the Estate.

17 **PLEASE TAKE FURTHER NOTICE** that the Trustee seeks to sell the Property free
and clear of any and all liens, claims, and interests. According to the Preliminary Report
18 prepared by Fidelity National Title Company with an effective date of January 8, 2013 (the
"Title Report"), a copy of which is attached to the Motion as Exhibit "3," the following items
19 have been recorded against the Property:

20 1. A deed of trust in the amount of \$310,000.00 recorded against the Property
on February 14, 2001, in favor of Great Western Bank (now JPMorgan Chase & Co.), with
21 a current principal balance owing of approximately \$178,000.00 according to Schedule D
(the "JPMorgan Chase Lien");

22 2. A deed of trust in the amount of \$45,500.00 recorded against the Property
on April 25, 2002, in favor of Union Bank of California (the "Union Bank Lien") that was not
23 scheduled by the Debtors and which the Trustee disputes;

24 3. A deed of trust in the amount of \$100,000.00 recorded against the Property
on September 15, 2004, in favor of IndyMac Mortgage Services, with a current principal
25 balance owing of approximately \$93,000.00 according to Schedule D (the "IndyMac
Lien");

26 4. A deed of trust in the amount of \$250,000.00 recorded against the Property
27 post-petition on August 15, 2011, in favor of the U.S. District Court, Case No. SACR 11-
137-DOC, in connection with a bond (the "Post-Petition Lien") which the Trustee disputes
28 and seeks to avoid and recover for the benefit of the creditors of the Estate;

1 5. An abstract of judgment in the amount of \$5,336.65 issued May 15, 2003,
2 reflecting the judgment entered on April 11, 2003, in favor of First Resolution Investment
Corp. and recorded on May 29, 2003 (the "Judgment");

3 6. A tax lien in the amount of \$1,489.05 recorded May 21, 2010 (the "Tax
4 Lien");

5 7. Property taxes for the fiscal year 2012-2013; and

6 8. Property taxes, which are a lien not yet due and payable, for the fiscal year
2013-2014.

7 The Trustee reserves the right to object to all or any portion of each and every
8 claim or encumbrance that has been or will be asserted against the Property.

9 The IndyMac Lien, the JPMorgan Chase Lien, the Judgment, and the Tax Lien are
undisputed unless the payoff demands contains fees, costs, or interests that appear
10 unsubstantiated. The Trustee proposes to pay the IndyMac Lien, the JPMorgan Chase
Lien, the Judgment, and the Tax Lien (or the undisputed portions thereof) through escrow.

11 The Trustee is seeking to enter into a stipulation with the U.S. Attorney's Office to
12 avoid and recover the Post-Petition Lien for the benefit of the Estate. The Trustee
disputes the Union Bank Lien which was recorded in 2002 because it is not listed on
13 Debtors' schedules and Trustee is informed and believes that the Union Bank Lien was
paid off pursuant to a refinance through the JPMorgan Chase Lien. Therefore, the
14 Trustee may sell free and clear of the Post-Petition Lien and the Union Bank Lien, which
liens shall attach to the Net Proceeds in the same priority, validity, and scope as such
15 liens currently exist against the Property;

16 Undisputed real property tax liens, if any, will be paid through escrow.

17 **PLEASE TAKE FURTHER NOTICE** that all overbids must be in writing and
must be submitted to the Trustee's counsel whose address is listed in the top left
18 hand corner of the first page of the instance Notice. Overbids are due at or before
the hearing currently set for February 21, 2013 at 10:30 a.m.

19 **PLEASE TAKE FURTHER NOTICE** that the overbid procedures sought to be
20 approved by the Court are as follows:

21 1. Qualifying bidders ("Qualifying Bidder") shall:

22 a. Bid at least \$645,000.00 in cash for the Property;

23 b. Set forth in writing the terms and conditions of the offer that are at
least as favorable to the Trustee as those set forth in the Purchase Agreement;

24 c. Be financially qualified, in the Trustee's exercise of her sound
25 business judgment, to close the sale as set forth in the Purchase Agreement;

26 d. Submit an offer that does not contain any contingencies to closing the
sale, including, but not limited to, financing, inspection, or repair contingencies;

27 e. Submit a cash deposit of \$20,000.00 (the "Overbid Deposit") payable
28 to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Timothy
Melvin Murphy and Jermayne Ann Murphy, in the form of a cashier's check, which

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650 Town Center Drive, Suite 950
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1 Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful
2 Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and
3 evidence of financial qualification must be delivered to the Trustee at or before the
4 hearing currently set for February 21, 2013, at 10:30 a.m.

5 2. At the hearing on the Motion, only the Buyer and any party who is deemed a
6 Qualifying Bidder shall be entitled to bid.

7 3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher
8 than the prior bid.

9 4. At the hearing on the Motion and upon conclusion of the bidding process,
10 the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and
11 such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the
12 Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected
13 in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and
14 upon conclusion of the bidding process, the Trustee may also acknowledge a back-up
15 bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the
16 Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell
17 the Property to the Back-Up Bidder without further Court order.

18 5. Overbids shall be all cash and no credit shall be given to the purchaser or
19 overbidder(s).

20 The Motion is based upon the Memorandum of Points and Authorities, the
21 Declarations of Weneta M.A. Kosmala and Clarence Yoshikane and the Exhibits attached
22 to the Motion, all pleadings, papers and records on file with the Court, and on such other
23 evidence, oral or documentary, as may be presented to the Court at the time of the
24 hearing on the Motion.

25 **PLEASE TAKE FURTHER NOTICE** that any party wishing to oppose the Motion
26 be advised that Local Bankruptcy Rule 9013-1(f) requires a formal response at least
27 **14 days** before the hearing on the Motion.

28 **PLEASE TAKE FURTHER NOTICE** that failure to timely respond to the Motion
may be deemed by the Court to be consent to the granting of the relief sought in the
Motion. See Local Bankruptcy Rule 9013-1(h).

PLEASE TAKE FURTHER NOTICE that any party requesting a copy of the Motion
or any supporting documents filed with the Court with respect to the Motion may contact
counsel for the Trustee, Reem J. Bello, Weiland, Golden, Smiley, Wang Ekvall & Strok,
LLP by email at rbello@wgllp.com, by mail at 650 Town Center Drive, Suite 950, Costa
Mesa, California 92626, or by telephone at (714) 966-1000.

Dated: January 31, 2013

WEILAND, GOLDEN,
SMILEY, WANG EKVALL & STROK, LLP

By: /s/ REEM J. BELLO
REEM J. BELLO
Attorneys for Chapter 7 Trustee
Weneta M.A. Kosmala

NOTE: When using this form to indicate service of a proposed order, DO NOT list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document described as NOTICE OF HEARING ON MOTION FOR ORDER: (1)AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(B) AND (F);(2)APPROVING OVERBID PROCEDURES;(3)APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(M); AND(4)AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE

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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On January 31, 2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served): On January 31, 2013, I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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.

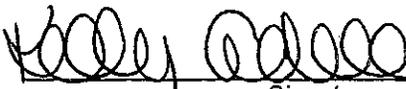
Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on January 31, 2013, I served the following person(s) and/or entity(ies) by personal delivery, 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 the judge will be completed no later than 24 hours after the document is filed.

The Honorable Erithe Smith, 411 W. 4th Street, 5th Floor, Santa Ana, CA 92701

Service information continued on attached page

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

January 31, 2013 Kelly Adele 
Date Type Name Signature

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

F 9013-3.1.PROOF.SERVICE

United States Trustee (SA)
411 W Fourth St., Suite 9041
Santa Ana, CA 92701-4593

Main Document Page 11 of 16
Weneta M Kosmala (TR)
P.O. Box 16279
Irvine, CA 92623

Timothy Melvin Murphy
Jermayne Ann Murphy
1688 N. Williamsburg Street
Orange, CA 92867-3363
Co-Debtors

Bruce R. Fink, Esq.
Law Offices of Bruce R. Fink, Esq.
One City Blvd W. Ste 1110
Orange, CA 92868
Attorney for Debtors

A.R.T., Inc.
202 Calle Cuervo
San Clemente, CA 92672

A.R.T. Inc.
Randy Baird
555 N. El Camino Real, Ste A-432
San Clemente, CA 92672

AAA Financial Services
P.O. Box 301200
Los Angeles, CA 90030

ABC Service
1240 Spring Tree Ct.
La Habra, CA 90631

Alliance One
4850 Street Road, Suite 300
Trevose, PA 19053

Bank of America, N.A.
Loss/ Recovery
800 Market Street
St. Louis, MO 63101-2506
MO1-800-06-14

Candica, L.L.C.
c/o Weinstein & Riley
2001 Western Avenue, Suite 400
Seattle, WA 98121

Candica, LLC
c/o Weinstein & Riley, P.S.
2001 Western Avenue, Suite 400
Seattle, WA 98121

Capital One Bank
c/o Michael S. Hunt
151 Bernal Road, #8
San Jose, CA 95119

Capital One Bank (USA), N.A.
by American Infosource LP as agent
P.O. Box 71083
Charlotte, NC 28272

Care Credit/ GEMB
GE Money Bank
P.O. Box 960061
Orlando, FL 32896

Chase
P.O. Box 24696
Columbus, OH 43224

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Aliso Viejo, CA 92656

Clarence Yoshikane
Prudential
2405 McCabe Way #100
Irvine, CA 92614

Clerk, U.S. District Court
312 N. Spring Street, Rm G-8
Los Angeles, CA 90012

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5305 Avenida El Cid
Yorba Linda, CA 92887

Debbie Tognetti
Fidelity National Title Company
19000 MacArthur Blvd, Ste 300
Irvine, CA 92612

Department Stores National Bank/
Macys
Bankruptcy Processing
P.O. Box 8053
Mason, OH 45040

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2351 Lakeview Drive
La Habra, CA 90631

Donald L. Henry
Richard V. McMillan
1205 N. Broadway
Santa Ana, CA 92701

Edward Rodriguez
507 Newman Cir.
Placentia, CA 92870

Edward Rodriguez
1835 Newport Blvd., Ste. A-109-321
Costa Mesa, CA 92627

Employment Development
Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280

FIA Card Services, NA
Bank of America NA and
MBNA America Bank
P.O. Box 15102
Wilmington, DE 19886

Financial Partners Credit Union
P.O. Box 7005
Downey, CA 90241

First National Bank of Omaha
Cardmember Services
P.O. Box 2557
Omaha, NE 68103

First National Bank of Omaha
1620 Dodge Street
Stop Code 3105
Omaha, NE 68197

First Resolution Investment Corp
C/o Edgar J. Lana, A Professional Corp
18 Orinda Way
P.O. Box 2180
Orinda, CA 94563-6580

First Resolution Investment Corp.
c/o CT Corporation System, Agent
818 W. Seventh Street
Los Angeles, CA 90017

First Resolution Investment Corp.
Attn: President
5190 Neil Road, Suite 430
Reno, NV 89502

Foster Living Trust
Attn: Timothy and Ginger
115308 Hawthorn
Chino Hills, CA 91709

Franchise Tax Board
Attn: Bankruptcy Section, MS: A-3410
P.O. Box 2952
Sacramento, CA 95812

Franchise Tax Board
Chief Counsel
c/o General Counsel Section
P.O. Box 1720, MS: A-260
Rancho Cordova, CA 95741-1720

GE Money Bank
Attn: Bankruptcy Department
P.O. Box 960061
Orlando, FL 32896

Home Depot Credit Services
P.O. Box 182676
Columbus, OH 43218

Indymac Mortgage Services
P.O. Box 78826
Phoenix, AZ 85062

Internal Revenue Service
P.O. Box 21126
Philadelphia, PA 19114

IRS
P.O. Box 7346
Philadelphia, PA 19101

Jocelyn Banks-Jefferson
5305 Avenida El Cid
Yorba Linda, CA 92887

John D. Alessio
525 B. Street, Suite 2200
San Diego, CA 92101

JPMorgan Chase Bank, NA
Attn: OH4-7302
3415 Vision Drive
Columbus, OH 43219

JPMorgan Chase & Co.
Attn: James Dimon, President & CEO
270 Park Avenue, 38th Floor
New York, NY 10017

JP Morgan Chase Legal Dept.
Representing JP Morgan Chase & Co.
RE SCISS136557
300 S. Grand Avenue, 4th Floor
Los Angeles, CA 90071

Lee F Saeman, IRA-Custodial
18122 Heather Way
Yorba Linda, CA 92886

Leland Fried
9801 Via Sonoma
Cypress, CA 90630

Leland T. Fried, IRA-Custodial
9801 Via Sonoma
Cypress, CA 90630

Macys
P.O. Box 689195
Des Moines, IA 50368

Maria & Salvador Verduzco
2128 S. Ross Street
Santa Ana, CA 92707

~~Marilyn J. Rions
9235 Brownstone Ledge Avenue
North Las Vegas, NV 89032
Mail Returned 10/31/12~~

Michael J. Carter
c/o John D. Alessio
Procopio Cory
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San Diego, CA 92101

Michael S. Hunt
151 Bernal Road, #8
San Jose, CA 95119

Michael Carter
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Aliso Viejo, CA 92656

Monica Thomas- IRA Custodial
4176 N. Fleethaven Road
Lakewood, I CA 90712

Morgan Murphy
680 Morro Street, #B
San Luis Obispo, CA 93401

Nancy Farrior
2229 Via Puente, Unit C
Laguna Woods, CA 92637

One West Bank, FSB
Representing Indymac Mortgage
Services
P.O. Box 829009
Dallas, TX 75382

Onewest Bank, FSB - Bk Department
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Collector
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Tanya S. Courchaine
Patrick A. Courchaine
5383 Rural Ridge Circle
Anaheim, CA 92804

U.S. District Court
Attn: David Carter, Judge
411 W. 4th Street, 9th Floor
Santa Ana, CA 92701

Union Bank of California
Attn: President
400 California Street
San Francisco, CA 94104

Union Bank of California
c/o Law Offices of David Brody
1350 Columbia Street
San Diego, CA 92101

William Shibley
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Long Beach, CA 90801

Wilshire Consumer Credit
4751 Wilshire Boulevard, Suite 100
Los Angeles, CA 90010

Wilshire Consumer Credit
P.O. Box 76809
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Electronic Mail Notice List

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United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

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:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document described as **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On **January 31, 2013**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On **January 31, 2013**, I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **January 31, 2013**, I served the following person(s) and/or entity(ies) by personal delivery, 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 the judge will be completed no later than 24 hours after the document is filed.

The Honorable Erithe Smith, 411 W. 4th Street, 5th Floor, Santa Ana, CA 92701

Service information continued on attached page

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

January 31, 2013

Date

Kelly Adele

Type Name


Signature

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