

Thomas H. Casey, Esq. Bar No. 138264 Kathleen M. Goldberg, Esq. Bar No. 132637 LAW OFFICES OF THOMAS H. CASEY, INC. 22342 Avenida Empresa, Ste. 200 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 Email: TomCasey@tomcaseylaw.com  Attorney for Chapter 7 Bankruptcy Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: STEVEN TRUNG VO AND CHRISTINE BUI VO, Debtor(s).	CHAPTER 7  CASE NO.: 8:12-bk-13023-MW

### NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> October 15, 2012	<b>Time:</b> 2:00 p.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 6C, 411 W. Fourth St., Santa Ana, CA 92701	

Type of Sale:  Public  Private

Last date to file objections: **March 13, 2012**

Description of Property to be Sold:

**Residential Real Property commonly known as 25142 Buckskin Drive, Laguna Hills, California, and described as follows:** Assessor's Parcel No.627-183-07

The land referred to herein below is situated in the City of Laguna Hills, County of Orange, State of California, and is described as follows:

Lot 101 of Tract No. 9295, in the City of Laguna Hills, County of Orange, State of California as per Map recorded in Book 419, Page(s) 29-44, inclusive of Miscellaneous Maps in the Office of the County Recorder of said county.

Except therefrom all oil, gas, minerals and hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in instruments of record.

Terms and Conditions of Sale:

**See the Chapter 7 Trustee's Motion for Order 1) Authorizing the Trustee to Revoke "The Steven and Christine Vo Living Trust and Revocable Living Trust Agreement Dated December 27, 1999"; 2) Approving Stipulations With Marie A. Vo and Mark H. Cheung, Esq.; 3) Authorizing Trustee to Sell Real Property (25142 Buckskin Drive, Laguna Hills, California) With Disputed Liens to Attach to Sale Proceeds Pending Further Court Order Pursuant to 11 U.S.C. Sections 363(b) and (f)(2); 4) Approving Overbid Procedures; 5) Approving Compensation of Real Estate Agent; and 6) Authorizing Distribution of Sale Proceeds ("Sale Motion") on file with the Bankruptcy Court. A copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address indicated above.**

Proposed Sale Price: **\$1,699,000, subject to overbid**

Overbid Procedure (If Any): **DEADLINE FOR SUBMITTING BIDS IS OCTOBER 10, 2012– see the Sale Motion for the full bidding procedures.**

**NOTICE OF SALE OF ESTATE PROPERTY**

In re  <b>Vo, Steven Trung and Christine Bui</b>  Debtor(s).	(SHORT TITLE)	CHAPTER 7  CASE NO.: 8:12-bk-13023-MW
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If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: **See above sale date.**

Contact Person for Bidder (include name, address, telephone, fax and/or e-mail addresses:

**Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way, Suite 100  
Irvine, CA 92614**

**Phone: 949-794-5724  
Fax: 949-553-9799**

Date: September 12, 2012

## 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*) **September 12, 2012**, 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 msilva@tomcaseylaw.com
- Weneta M Kosmala (TR) Weneta.Kosmala@7trustee.net,  
ca15@ecfcbis.com;wkosmala@kosmalalaw.com;dfitzger@kosmalalaw.com;kgeorge@kosmalalaw.com
- Keith Q Nguyen keith.attorney@gmail.com, atlantislaw.ecf@gmail.com
- Daniel S Roberts daniel.roberts@bbklaw.com
- Kathryn B Salmond kathy@barnettrubin.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Catherine T Vinh ecfcacb@piteduncan.com
- Douglas L Weeks micwks@aol.com

Service information continued on attached page

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

On (*date*) **September 12, 2012**, 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.

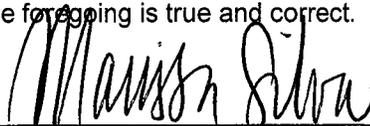
Service information continued on attached page

**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.

September 12, 2012 Marissa Silva  
Date 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. Mark S. Wallace  
411 West Fourth St., Ste. 6135  
Santa Ana, CA 92701

**Debtors**

Steven Trung Vo  
25142 Buckskin Drive  
Laguna Hills, CA 92653-5739

Christine Bui Vo  
25142 Buckskin Drive  
Laguna Hills, CA 92653-5739

**Real Estate Agents**

Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way, Ste. 100  
Irvine, CA 92614

Cristi Ulrich / Tim Smith  
Coldwell Banker Previews  
International  
4 San Joaquin Plaza, Ste. 260  
Newport Beach, CA 92660

**Proposed Buyers**

Robert and Carlene Mattson  
25 Vista Sole  
Monarch Beach, CA 92

**1<sup>st</sup> Deed of Trust**

E\*trade Bank  
Mortgage Service Center  
PO Box 5452  
Mt. Laurel, NJ 08054

E\*trade Bank  
PO Box 484  
Jersey City, NJ 07303-0484

E\*trade Bank  
% Catherine Vinh  
Pite Duncan LLP  
1920 Main Street, Ste. 760  
Irvine, CA 92614

PNC Mortgage  
B6-YM07-01-7  
PO Box 1820  
Dayton, OH 45401-1820

National City Mortgage Co.  
PO Box 809068  
Dallas, TX 75380-9068

National City Mortgage Co.  
3232 Newmark Drive  
Miamisburg, OH 45342

**2<sup>nd</sup> Deed of Trust**

GreenPoint Mortgage Funding,  
Inc.

33 San Pablo Avenue  
San Rafael, CA 94903

GreenPoint Mortgage Funding,  
Inc.

100 Wood Hollow Drive  
Novato, CA 94945

Greenpoint Mortgage Funding, Inc.  
% Agent for Service of Process  
CSC Lawyers Incorporated  
Service  
2710 Gateway Oaks Dr., Ste.  
150N  
Sacramento, CA 95833

MERS as beneficiary of  
GreenPoint  
Mortgage Funding, Inc.  
PO Box 2026  
Flint, MI 48501-2026

MERS as beneficiary of  
GreenPoint  
Mortgage Funding, Inc.  
1901 E. Voorhees St., Ste. C  
Danville, IL 31834

Bank of America  
PO Box 5170  
Simi Valley, CA 93062-5170

Bank of America  
1800 Tapo Canyon Road  
Simi Valley, CA 93063

Bank of America  
% Agent for Service of Process  
CT Corporation System  
818 W. Seventh St.  
Los Angeles, CA 90017

US National Bank as successor  
trustee  
to Bank of America  
327 Inverness MS3195  
Englewood, CO 80112

**3<sup>rd</sup> Deed of Trust**

Marie A. Vo  
1 Brooktree  
Aliso Viejo, CA 92656

Marie A. Vo  
% Mark Cheung  
98 Discovery  
Irvine, CA 92618

**4<sup>th</sup> Deed of Trust**

Mark Cheung  
98 Discovery  
Irvine, CA 92618