

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address OKEEFE & ASSOCIATES LAW CORPORATION, P.C. Sean A. O'Keefe, State Bar No. 122417 4675 MacArthur Court, Suite 550 Newport Beach, CA 92660 Phone: 949.334.4135 Fax: 949.274.8639 Email: sokeefe@okeefelc.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Kavita Gupta, Chapter 11 trustee	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: Dennis Ha, Debtor(s).	CASE NO.: 8:12-bk-17113-CB CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/14/2013	Time: 1:00 p.m. (PST)
Location: Exclusive Towing, 14451 Commerce Center Drive, Moreno Valley, CA 92553 (VEHICLES ONLY)	

Type of Sale: Public Private **Last date to file objections:** November 19, 2013

Description of property to be sold:

Vehicles: 2009 Mercedes Benz SL63; 2011 Cadillac Escalade; 2012 Mercedes GLK 350

Real Property: Two real property lots (approximately 2500 square foot), Cedar Pines Park, CA, APN #s 0342-122-24-0000 and 0342-033-37-0-000; one located in Joshua Tree, CA, APN 0626-301-33-0-000 (approximate 108,900 square foot lot);

Other Personal Property: Louis Vuitton Hangbag (Exotic Tote); miscellaneous household goods and furnishings (TV's, VCR, etc.) in a local storage unit.

Terms and conditions of sale:

All of the property is being sold "where is" and "as is", with no warranties of any kind or nature. The estate is confirming only that it holds title to the property and that it is being sold free and clear of liens.

Proposed sale price: Highest bid offered

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):

N/A (Auction procedure at location of vehicles or on internet)

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

N/A.

The vehicles described above are being sold at an auction that will be held on December 14, 2013, at 1:00 p.m. (PST), at Exclusive Towing, 14451 Commerce Center Drive, Moreno Valley, CA 92553.

The real property lots will be listed for sale on an internet website, as will the other personal property described above. Any party interested in making an offer for this property should contact the party referenced below.

The Louis Vuitton bag will be sold through an internet auction site and the used miscellaneous household goods in storage will either be sold by the buyer to a private buyer affiliated with the debtor or through an internet auction.

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

Charles Klaus
Credit Management Association
160 Centennial Way, Suite 20
Tustin, CA 92780
714-573-4488 (Office)
714-508-7965 (Fax)

Date: 11/05/2013

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:
575 Anton Blvd, Suite 1050, Costa Mesa, CA 92626.

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 November 5, 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 November 5, 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 11/5/2013, 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.

Via Federal Express

Honorable Catherine E. Bauer
United States Bankruptcy Court
411 West Fourth Street, Suite 5165
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.

11/5/2013
Date

Mildred Boyd
Printed Name

/s/ Mildred Boyd
Signature

NEF LIST

- Jeffrey S Benice jsb@jeffreybenice.com
- Crystal Bergstrom cbergstrom@judicialenforcement.com
- Crystal Bergstrom cbergstrom@judicialenforcement.com
- William M. Burd wmburd@burd-naylor.com
- Frank Cadigan frank.cadigan@usdoj.gov
- Robert H Dewberry robert.dewberry@dewlaw.net
- Mark Domeyer mdomeyer@mileslegal.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Kavita Gupta kgupta@guptaferrer.com
- Kavita Gupta (TR) kgupta@guptaferrer.com
- Lemuel B Jaquez bjaquez@mileslegal.com
- Randall P Mroczynski randym@cookseylaw.com
- Sean A Okeefe sokeefe@okeefelc.com
- Sean A Okeefe sokeefe@okeefelc.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

Internal Revenue Service
Box 7346
Philadelphia, PA 19101-7346

Bank of America
PO Box 15019
Wilmington, DE 19886-5019

Recovery Mgmt. Serv. Corp.
25 S.E. 2nd Ave., Ste. 1120
Miami, FL 33131-1605

AFNI
1310 Martin Luther King Dr.
PO Box 3517
Bloomington, IL 61702-3517

Care Credit/GECRB
PO Box 960061
Orlando, FL 32896-0061

Bank of New York Mellon
Miles Bauer Bergstrom & Winters
1231 East Dyer Rd., Ste. 100
Santa Ana, CA 92705-5643

Ben Weisshart
841 E. River Parkway
Santa Clara, CA 95054-4144

DMR Comm. Inc.
Greenbaum Law Group, LLP
840 Newport Center Dr., Ste. 720
Newport Beach, CA 92660-6312

University Health Care Alliance
PO Box 60000
San Francisco, CA 94160-0001

Creditone LLC
PO Box 605
Metairie, LA 70004-0605

Nordstrom Credit
PO Box 79134
Phoenix, AZ 85092-9134

Wells Fargo Bank
PO Box 30086
Los Angeles, CA 90030-0086

Jefferson Capital Systems, LLC
PO Box 7999
Saint Cloud, MN 56302-7999

Professional Land Corp.
23201 Mill Creek Drive, 3rd Fl.
Laguna Hills, CA 92653-7906

Wells Fargo Bank, N.A.
PO Box 54780
Los Angeles, CA 90054-0780

Mercedes Benz Fin. Serv.
BK Servicing
PO Box 131265
Roseville, MN 55113-0011

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812-2952

Jeffrey S. Benice
Law Offices of Jeffrey S. Benice
3080 Bristol St., Suite 630
Costa Mesa, CA 92626-7322

SHC Reference Lab
PO Box 60000
San Francisco, CA 94160-0001

Bank of America Home Loan
PO Box 6500700
Dallas, TX 75265-0070

Dennis Ha
980 s. Jay Circle
Anaheim, CA 92808-2105

United States Trustee
411 West Fourth, Suite 9091
Santa Ana, 92701-4500

Citi Mortgage
PO Box 689196
Des Moines, IA 50368-9196

Dana Kaufman
Kaufman & Assoc.
1200 Brickell Ave., Ste. 950
Miami, FL 33131

Emp. Dev. Dept.
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280-0001

FIA Card Servcies, N.A.
PO Box 15102
Wilmington, DE 19886-5102

Tam Doan
IDentek, LLC
419 S. Mountain View Ct.
Orange, CA 92869-4373

Securities & Exchange Comm.
5670 Wilshire Blvd., 11th Floor
Los Angeles, CA 90036-5627

DMV Funding, LLC
Resurgent Capital Serv.
PO Box 10587
Greenville, SC 29603-0587

United States Trustee
411 West Fourth St., Ste. 9091
Santa Ana, CA 92701-4500

Superior Investigations
Crystal Bergstrom
30100 Town Ctr. Dr.
Laguna Niguel, CA 92677

LVNV Funding, LLC
Resurgent Cap. Servs.
P.O. Box 10587
Greenville, SC 29603-0587