

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Karen Sue Naylor -- Bar No. 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:	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re:  JOHN DUNDEE   Debtor(s).	CASE NO.: 8:12-bk-20827 CB CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/04/2014	<b>Time:</b> 2:30 pm
<b>Location:</b> U.S. Bankruptcy Court, 411 West Fourth Street, Courtroom 5D, Santa Ana, CA 92701	

**Type of Sale:**  Public  Private      **Last date to file objections:** 01/21/2014

**Description of property to be sold:**

Real property commonly known as 1113 Rene Drive, Santa Ana, California 92704 and legally described as:  
Lot 9, of Tract No. 3070, in the City of Santa Ana, County of Orange, State of California, as per map recorded in Book 96, pages 19 to 21 inclusive of Maps, in the Office of the County Recorder of said County.  
APN: 109-411-16

**Terms and conditions of sale:**

All cash. As is, where is without warranty or representations.

**Proposed sale price:** \$ 365,000.00

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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):**

Initial overbid of at least \$375,000.00 required. Written overbids, a deposit of \$10,000.00 and proof of ability to consummate the purchase must be submitted to the Trustee no later than 3:00 p.m. on January 30, 2014

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

Sale is free and clear of liens.

Hearing is: February 4, 2014

2:30 p.m.

Courtroom 5D

U.S. Bankruptcy Court

411 West Fourth Street

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 Phone (949) 794-5724

Cell Phone (714) 606-5765

Facsimile (949) 553-9799

Email clarence.yoshikane@gmail.com

Date: 01/14/2014

## 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, California 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) 01/14/2014, 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) 01/14/2014, 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) 01/14/2014, 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 Catherine Bauer

[via personal delivery to bin near 5th Floor elevators]

U.S. Bankruptcy Court

411 West Fourth Street Suite 5165

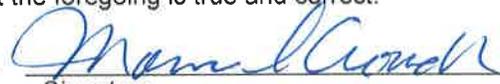
Santa Ana, CA 92701

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.

01/14/2014  
Date

Morna I. Crouch  
Printed Name

  
Signature

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

- Ryan M Davies rdavies@amslca.com, bnc@amslca.com
- Matthew E Faler mfaller@faler-law.com, ecf@faler-law.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
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- Karen S Naylor (TR) acanzone@burd-naylor.com, knaylor@ecf.epiqsystems.com
- Karen S Naylor (TR) acanzone@burd-naylor.com, knaylor@ecf.epiqsystems.com
- Avi Schild bk@atlasacq.com
- Ramesh Singh claims@recoverycorp.com
- Jeffrey S Souders scottssouders@sbcglobal.net
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

**SERVED BY UNITED STATES MAIL**

Debtor

John Dundee  
761 Grayling Bay  
Costa Mesa, CA 92626

Trustee's Real Estate Broker

Clarence Yoshikane  
BHHS / Prudential California Realty  
2405 McCabe Way  
Irvine, CA 920614

Buyers

Barbara Espino  
1111 South Rene Drive  
Santa Ana, CA 92704

Fabian Navidad Lopez  
2903 North Bristol Street Apt C  
Santa Ana, CA 92706

Fabian Navidad Lopez  
c/o Barbara J. Espino  
1111 South Rene Drive  
Santa Ana, CA 92704

Tenants

Cornelio Vasquez  
1113 South Rene Drive  
Santa Ana, CA 92704

FIA Card Services, N.A.  
Attention: Erica Davis, Officer  
4161 Piedmont Parkway  
NC4 105 03 14  
Greensboro, NC 27410

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

Counsel for FIA Card Services

Harvey M. Moore  
Sheila Shahriyarpour  
The Moore Law Group  
3710 South Susan Street Suite 210  
PO Box 25145  
Santa Ana, CA 92799-5145

Ulices Rangel  
c/o J.Scott Souders  
13 Corporate Plaza Suite 200  
Newport Beach, CA 92660

Attorney for Ulices Rangel

J. Scott Souders  
13 Corporate Plaza Suite 200  
Newport Beach, CA 92660