

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Robert P. Goe - SBN 137019 GOE & FORSYTHE, LLP 18101 Von Karman Ave., Ste. 510 Irvine, CA 92612 Telephone: (949) 798-2460 Facsimile: (949) 955-9437 Email: rgoe@goeforlaw.	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John M. Wolfe, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: NHONG T. NGUYEN, Debtor(s).	CASE NO.: 8:12-bk-21534-CB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/05/2015	Time: 2:30 pm
Location: Courtroom 5D, USBC, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 04/21/2015

Description of property to be sold: Debtor's 50% interest in the real property located at 14922 Moran Street, Westminster, CA 92683

Terms and conditions of sale:
Cash

Proposed sale price: \$ 650,000.00

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): Initial overbid must be at least \$700,000. Subsequent overbids in increments of \$10,000.
All cash, non-contingent, same terms and conditions as Buyers' Purchase Agreement on an "as is, where is" basis;
good faith deposit in the amount of \$100,000 must be delivered to Trustee's counsel due 2 days prior to hearing.

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

DATE: May 5, 2015
TIME: 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):

Robert P. Goe
GOE & FORSYTHE, LLP
18101 Von Karman Ave., Suite 510
Irvine, CA 92612
Telephone: (949) 798-2460
Facsimile: (949) 955-9437
Email: rgoe@goeforlaw.com

Date: 04/10/2015

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:
18101 Von Karman Ave., Suite 510, Irvine, CA 92612

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)* 04/10/2015, 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)* 04/10/2015, 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)* 04/10/2015, 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. Catherine Bauer, USBC, 411 West Fourth Street, 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.

04/10/2015
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

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

- 2 • **Frank Cadigan** frank.cadigan@usdoj.gov
3 • **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
4 • **Nancy Ly** bknotice@rcolegal.com, nlee@rcolegal.com
5 • **R G Pagter** gibson@ppilawyers.com, ecf@ppilawyers.com
6 • **Majid Safaie** majid.safaie@aryalc.com, sharrone.warren@aryalc.com
7 • **Ramesh Singh** claims@recoverycorp.com
8 • **United States Trustee (SA)** ustpregion16.sa.ecf@usdoj.gov
9 • **John M Wolfe (TR)** john.wolfe@txitrustee.com, ecf.alert+jmwolfe@titlexi.com

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

11 SEE ATTACHED
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In re Nhong T. Nguyen
USBC Case No. 8:12-bk-21534-CB

Debtor
Nhong T. Nguyen
10365 Circulo De Juarez
Fountain Valley, CA 92708-3711

United States Trustee (SA)
411 West Fourth Street, Suite 9041
Santa Ana, CA 92701-8000

John M. Wolfe (TR)
5450 Trabuco Road
Irvine, CA 92620-5704

Bank of America
450 American Street
Simi Valley, CA 93065-6285

Deutsche Bank National Trust Co.
Routh Crabtree Olsen, PS
1241 E. Dyer Road, Ste. 250
Santa Ana, CA 92705-5611

GMAC
3451 Hammond Avenue
Waterloo, IA 50702-5300

Hiep Nguyen
8752 Dia Ave.
Westminster, CA 92683-4610

LVNV Funding, LLC
~~PO Box 740284~~
~~Houston, TX 77274-0284~~
RTS Unable to Fwd: 09-12-14

Midland Funding
8875 Aero Drive, Suite 200
San Diego, CA 92123-2255

Onewest Bank
1 National City Parkway
Kalamazoo, MI 49009-8003

Santander Consumer
PO Box 961245
Ft. Worth, TX 76161-0244

Southern California Edison Company
Receivables Mgmt. Bankruptcy Group
1551 W. San Bernardino Road
Covina, CA 91722-3407

THD/CBNA
~~PO Box 9714~~
~~Johnson City, TN 37615-9714~~
RTS Unable to Fwd: 09-15-14

Trustee Corps.
17100 Gillette Ave.
Irvine, CA 92614-5603

Universal Payment Corporation
931 Penn Avenue
Pittsburgh, PA 15222-3827

U.S. Dept. of Education
~~PO Box 4222~~
~~Iowa City, IA 52244~~
RTS Unable to Fwd: 09-12-14

Wells Fargo Bank, NA
PO Box 10438
Des Moines, IA 50306-0438

Majid Safaie
Arya Law Center
3187 Red Hill Ave., Ste. 115
Costa Mesa, CA 92626-3480

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

American InfoSource LP as agent for
First Data Global Leasing
PO Box 248838
Oklahoma City, OK 73124-8838

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

Marie To and Paul Huynh
c/o R. Gibson Pagter, Jr.
Pagter and Perry Isaacson
525 N. Cabrillo Park Dr., Suite 104
Santa Ana, CA 92701-5017

PYOD, LLC its successors and assigns of
Chase Bank USA, N.A.
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Recovery Management Systems Corp.
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Southern California Edison Company
Attn: Credit and Payment Services
1551 W. San Bernardino Rd.
Covina, CA 91722-3407