Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Thomas H. Casey - Bar No. 138264
Kathleen M. Goldberg - Bar No. 132637
LAW OFFICE OF THOMAS H. CASEY, INC.
A PROFESSIONAL CORPORATION
22342 Avenida Empresa, Suite 200
Rancho Santa Margarita, CA 92688
Telephone: (949) 766-8787
Facsimile: (949) 766-9896
Email: TomCasey@tomcaseylaw.com
Kgoldberg@tomcaseylaw.com

☐ *Individual appearing without attorney*
☒ *Attorney for:*

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:

THEODORE O. HOPSON,

Debtor(s).

CASE NO.: 8:12-bk-21846-SC

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/12/2013 **Time:** 10:00 am

Location: 411 W Fourth Street, Ctrm 5C, Santa Ana, CA 92701

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 11/28/2013

Description of property to be sold:
See Trustee's Motion for Order: (1) Authorizing the Trustee to Sell Real Property (1001 Cherry Avenue, #214, Long Beach, California) Pursuant to 11 U.S.C. Section 363(b); (2) Approving Overbid Procedures; (3) Approving Compensation of Real Estate Agent; (4) Authorizing the Distribution of Sale Proceeds; and (5) Waiving 14 day Stay Imposed by Federal Rules of Bankruptcy Procedure 6004(h) ("Sale Motion").

Terms and conditions of sale: See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: $ 85,000.00

Overbid procedure (*if any*): See Sale Motion for full bidding procedures; deadline for submitting overbids is 12/9/13.

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

Hearing is to take place at:
US Bankruptcy Court
411 W Fourth Street, Courtroom 5C
Santa Ana CA 92701
December 12, 2013
10:00 a.m.

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

Clarence Yoshikane, BHHS/Berkshire Hathaway Home Services, 2405 McCabe Way, Irvine, CA 92614
(949) 794-5724 (office)
(949) 553-9799 (fax)
(714) 606-5765 (cell)

Date: 11/12/13

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*) **November 12, 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:

- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Daniel K Fujimoto wdk@wolffirm.com
- Kathleen M Goldberg msilva@tomcaseylaw.com
- Leslie M Klott bankruptcy@zievelaw.com, lklott@zievelaw.com
- Michael N Nicastro courtfiling@np-attorneys.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) **November 12, 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 (*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.

November 12, 2013	Kathy Driggers	
Date	*Printed Name*	*Signature*

SERVED BY UNITED STATES MAIL:

Interested Party
United States Bankruptcy Court
Attn: Hon. Scott C. Clarkson
411 West Fourth St., Ste. 5130
Santa Ana, CA 92701

Debtor
Theodore O. Hopson
428 12th Street
Huntington Beach, CA 92648-4521

Theodore O. Hopson
4533 MacArthur Blvd., #180
Newport Beach, CA 92660

Interested Parties
Richard G. Heston
Heston and Heston
Newport Summit
19700 Fairchild, Suite 200
Irvine, CA 92612

Angel C. Hopson
428 12th Street
Huntington Beach, CA 92648-4521

Michael N. Nicastro
Nicastro Piscopo, APLC
575 Anton Blvd., Ste. 1050
Costa Mesa, CA 92626

Steven L. Dickinson
Dickinson and Assoc.
39 Creek View Road
Trabuco Canyon, CA 92679-4939

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

Greg Lucido
c/o Eastside Realty Services, Inc.
4611 E. Anaheim Street, #C
Long Beach, CA 90804

Theodore Onyear
1001 Cherry Avenue, #214
Long Beach, CA 90813

Creditors
Angee Dahman
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

BMW Financial Services
Customer Service Center
P.O. Box 3608
Dublin, OH 43016-0306

Chase
P.O. Box 24696
Columbus, OH 43224-0696

Chase Bank
P.O. Box 152 98
Wilmington, DE 19850-5298

~~Chase Home Finance~~
~~P.O. Box 2 4 714~~
~~Columbus, OH 43216-0002~~
Return to Sender
Not Deliverable as Addressed
Unable to Forward

Chase Home Finance
3401 Morse Crossing
Columbus, OH 43219

Cherry Pacific HOA
4611 E. Anaheim Street, #C
Long Beach, CA 90804-3193

David T. Smith
712 Orange Avenue
Huntington Beach, CA 92648-4647

Discover
P.O. Box 30421
Salt Lake City, UT 84130-0421

Discover Bank
DB Servicing Corporation
P.O. Box 3025
New Albany, OH 43054-3025

Douglas Ackerman
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

eCAST Settlement Corporation, assignee of Chase Bank USA, N.A.
P.O. Box 29262
New York, NY 10087-9262

Equifax Credit Information Inc.
P.O. Box 740241
Atlanta, GA 30374-0241

Experian
2220 Ritchey Street
Santa Ana, CA 92705-5308

Franchise Tax Board
Bankruptcy Section MS A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Gerstenberger Ryan Family Trust
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Hahn Fife & Company
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101-2193

Harry Sukla
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19106

John Wingett
39 Creek View Road
Trabuco Canyon, CA 92679-4939

John Wingett
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Kevin Ackerman
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Mark D. Evans
Law Offices of Mark D. Evans
17852 E. 17th Street, Suite 106
Tustin, CA 92780-2142

Michael Dahman
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Michael Masuck
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Mission Hills Vacation Ownership
c/o SVO Management Inc.
9002 San Marco Court
Orlando, FL 32819-8600

Mission Hills Vacation Ownership
P.O. Box 105041
Atlanta, GA 30348-5041

Nevada County Office of the
Treasurer and Tax Collector
P.O. Box 128
Nevada City, CA 95959-0128

Orange County Tax Collector
12 Civic Center Plaza, Room G58
Santa Ana, CA 92701-4087

Paul Ackerman and
Kevin Ackerman, Jointly
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Paul H. Ackerman MD, Inc.
Profit Sharing Plan
c/o Dickinson & Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Rudy Perez and Elizabeth Burris
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Russell Page
718 Valley View Avenue
Monrovia, CA 91016-2447

Tahoe Dormer Association
11509 Northwoods Blvd.
Truckee, CA 96161-6000

Transunion Consumer Solutions
P.O. Box 2000
Crum Lynne, PA 19022-2000

Trust FBO Douglas Ackerman
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

Trustee of Paul H. Ackerman MD
Inc.
Profit Sharing Plan
c/o Dickinson and Associates
39 Creek View Road
Trabuco Canyon, CA 92679-4939

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288-1600

Wells Fargo
P.O. Box 348750
Sacramento, CA 95834-8750

Wells Fargo Home Mortgage
P.O. Box 30427
Los Angeles, CA 90030-0427

~~William M. Cross~~
~~16372 Del Mar Lane~~
~~Huntington Beach, CA 92649-2623~~
Return to Sender
Attempted – Not Known
Unable to Forward