

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  <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:  DAVID T. SMITH,          Debtor(s).	CASE NO.: 8:12-bk-21848-SC CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
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<b>Sale Date:</b> 02/13/2014	<b>Time:</b> 10:00 am
<b>Location:</b> 411 W Fourth Street, Ctrm 5C, Santa Ana, CA 92701	

**Type of Sale:**  Public  Private **Last date to file objections:** 01/30/2014

**Description of property to be sold:**  
See Trustee's Motion for Order: (1) Authorizing Trustee to Sell Real Property (712 Orange Avenue, Huntington Beach, CA) Pursuant to 11 U.S.C. §363(b); (2) Approving Overbid Procedures; (3) Approving Compensation of Real Estate Agent; (4) Authorizing the Distribution of Sale Proceeds, Including Payment of Court Approved Post Petition Debt; (5) Authorizing Reimbursement of Mediation Fees; and (6) Waiving 14 day Stay Imposed by FRBP 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:** \$ 1,150,000.00

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):** See Sale Motion for full bidding procedures; deadline for submitting overbids is 2/7/14.

**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  
February 13, 2014  
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: 1/14/14

### 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*) **January 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:

- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- H Vaughn Hapeman vaughn@hvhlaw.com
- Allan D Sarver ADSarver@aol.com
- Michael G Spector mgspector@aol.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Annie Verdries verdries@lbbsslaw.com, Autodocket@lbbsslaw.com
- J Scott Williams jwilliams@williamsbkfirm.com

Service information continued on attached page

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

On (*date*) **January 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

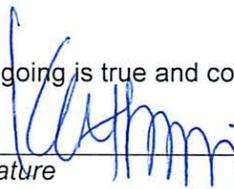
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, 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.

January 14, 2014  
Date

Kathy Driggers  
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. Scott C. Clarkson  
411 West Fourth Street, Suite 5130  
Santa Ana, CA 92701-4593

**Debtor**

David T. Smith  
69882 Via Del Norte  
Cathedral City, CA 92234-1726

**Interested Parties**

Clarence Yoshikane  
c/o BHHS/Berkshire Hathaway Home Services  
California Properties  
2405 McCabe Way, Suite 100  
Irvine, CA 92614

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

Steven L. Dickinson  
Dickinson & Associates  
39 Creek View Road  
Trabuco Canyon, CA 92679

JPMorgan Chase Bank  
Attn: President  
P.O. Box 788035  
Phoenix, AZ 85062

JPMorgan Chase Bank  
c/o Agent for Service of Process  
CT Corporation  
818 W. 7<sup>th</sup> Street, Suite 200  
Los Angeles, CA 90017

JPMorgan Chase & Co.  
Corporate Headquarters  
Attn: President  
270 Park Avenue  
New York, NY 10017

Chase Home Mortgage  
Attn: President  
P.O. Box 24696  
Columbus, OH 43224-0696

JP Morgan Chase Bank  
Attn: President  
P.O. Box 78420  
Phoenix, AZ 85062-8420

JPMorgan Chase Bank  
c/o Kirstin Ericson  
Keesal, Young & Logan  
400 Oceangate  
Long Beach, CA 90802

Internal Revenue Service  
Centralized Insolvency Operations  
P.O. Box 7346  
Philadelphia, PA 19101-7346

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

Orange County Tax Collector  
11 Civic Center Plaza  
Santa Ana, CA 92701-4063

**Proposed Buyer**

NRG Power Group, LLC  
c/o Nick Dao  
HomeSource Realty  
10451 Bolsa Avenue, Suite 209  
Westminster, CA 92683