

| | |
|---|--------------------|
| 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 type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee | FOR COURT USE ONLY |
|---|--------------------|

| | |
|---|---|
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION | |
| In re: BUTCH LUNA SANTOS, Debtor(s). | CASE NO.: 8:13-bk-11398-TA CHAPTER: 7 <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p> |

| | |
|--|-----------------------|
| Sale Date: 01/28/2014 | Time: 11:00 am |
| Location: 411 W Fourth Street, Ctrm 5B, Santa Ana, CA 92701 | |

Type of Sale: Public Private **Last date to file objections:** 01/14/2014

Description of property to be sold:
 See Trustee's Motion for Order: (1) Authorizing the Trustee to Sell Real Property (22579 Mountain View Road, Moreno Valley, California) Pursuant to 11 U.S.C. Section 363(b), (h) and (i); (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: \$ 185,000.00

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 1/23/14.

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 5B
Santa Ana CA 92701
January 28, 2014
11:00 a.m.

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

Terri ("Tee") Frank /Temecula Realty, Inc., 41973 6th Street, Temecula, CA 92590
(951) 308-1917 (office)
(951) 848-9464 (fax)

Date: 12/10/13

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*) **December 10, 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 lmler@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
- Lyly Nguyen lylylawyer@yahoo.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **December 10, 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*) **December 10, 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.

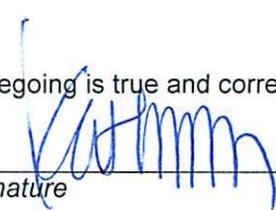
Joey Santos and Maria Santos – Email: jalsmdinc@sbcglobal.net

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.

December 10, 2013
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 U.S. MAIL

Interested Party

United States Bankruptcy Court
Attn: Honorable Theodor C. Albert
411 West Fourth Street, Suite 5085
Santa Ana, CA 92701-4593

Debtor

Butch Luna Santos
1802 E. Taft Lane
Placentia, CA 92870-7438

Interested Parties

Terri Frank
Temecula Realty, Inc.
41973 6th Street, Suite B
Temecula, CA 92590

Donald T. Fife, CPA
Hahn Fife & Company
790 E Colorado Blvd, 9th Floor
Pasadena CA 91101

Neil Peter DiLello, Regional Manager
IH3 Property West LP
c/o Derek Oie
Century 21 The Oie Group
5821 Pine Avenue, #B
Chino Hills, CA 91709

Joey and Maria Santos
132 S. Eucalyptus Drive
Anaheim, CA 92808-1310

Chase
P.O. Box 78420
Phoenix, AZ 85062-8420

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

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

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

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

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

Riverside County Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205