

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address James J. Joseph - State Bar No. 053840 CHAPTER 7 TRUSTEE 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email jamesjosephtrustee@gmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" 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: MICHEL JOHN ROBINSON Debtor(s).	CASE NO.: 8:13-bk-18142 MW CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/21/2014	Time: 2:00 pm
Location: U.S. Bankruptcy Court, 411 West Fourth Street, Courtroom 6C, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 07/07/2014

Description of property to be sold:

Real property commonly known as 11055 Dudley Way, Stanton, California 90680 and legally described as:
See Exhibit A attached hereto

APN: 131-014-15

Terms and conditions of sale:

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

Proposed sale price: \$ 280,000.00

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 of at least \$285,000.00 required. Written overbids, a deposit of \$7,500.00 and proof of ability to consummate the purchase must be submitted to the Trustee no later than three (3) business days prior to the hearing.

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:

07/21/2014
2:00 p.m.
U.S. Bankruptcy Court
411 West Fourth Street
Courtroom 6C
Santa Ana, CA 92701

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

James J. Joseph
Chapter 7 Trustee
200 West Santa Ana Boulevard Suite 400
Santa Ana, CA 92701
Telephone (714) 569-3672
Facsimile (714) 708-3949
Email jamesjosephtrustee@gmail.com

Date: 06/17/2014

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Stanton, County of Orange, State of California, and is described as follows:

PARCEL 1:

Lot 15 of Tract No. 5625, in the City of Stanton, County of Orange, State of California as per map recorded in Book 213, Page(s) 1 to 6 inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County.

PARCEL 1A:

A nonexclusive easement for ingress to and egress from and repair of said Parcel 1 through Lot 110 of Tract No. 5625, in the City of Stanton, County of Orange, State of California, as per map recorded in Book 213, Pages 1 to 5 inclusive of Miscellaneous Maps, the Office of the County Recorder of said County, and over an along Dudley Way, Irwin Drive, Kibbins Circle and Robinson Drive as shown on said Map.

PARCEL 1B:

An exclusive easement to place and maintain utility lines to provide water, electricity, gas telephone and sewerage service for single family residential use to Parcel 1 above, over Lot 110 of Tract No. 5625, in the City of Stanton, County of Orange, State of California, as per map recorded in Book 273, Pages 1 to 6 inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County, said easement to be along the shortest and most convenient route between said Parcel 1 and the nearest public utility line or lines.

PARCEL 1C:

A nonexclusive easement burdening Lots 14 and 16 of Tract No. 5625, in the City of Stanton, County of Orange, State of California, as per map recorded in Book 213, Pages 1 to 6 inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County, for the maintenance for party walls on or along the boundaries of said Lot(s) and said Parcel 1 above.

PARCEL 2:

An undivided 1/109th interest in Lot 110 of Tract No. 5625, in the City of Stanton, County of Orange, State of California, as per map recorded in Book 213, Pages 1 to 6 inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County.

The APN is 131-014-15.

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) 06/17/2014, 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:

James P Doan ecf@doanlawfirm.com; jim@doanlawgroup.com
Jonathan D Doan ecf@doanlawfirm.com
James J Joseph (TR) jamesjosephtrustee@gmail.com, jjoseph@ecf.epiqsystems.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 06/17/2014, 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.

Michel John Robinson, 11055 Dudley Way, Stanton, CA 90680
Clarence Yoshikane, BHHS/Bersshire Hathaway Home Services, 2405 MCCabe Way, #100, Irvine, CA 92614
Karen Yoshikawa, ReMax, 17501 E. 17th Street, Tustin, CA 92780
Dean Shoji, Julie Shoji, c/o Karen Yoshikawa, ReMax, 17501 E. 17th Street, Tustin, CA 92780

Service information continued on attached page

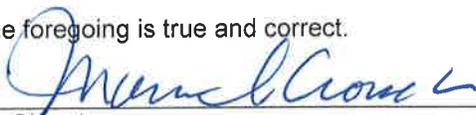
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 06/17/2014, I served the following persons and/or entities by personal delivery, overnight mail service, or (for 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 Mark Wallace [via personal delivery to bin near 6th Floor elevators]
U.S. Bankruptcy Court
411 West Fourth Street Suite 6135
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.

06/17/2014 Morna I. Crouch
Date Printed Name


Signature