

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Thomas H. Casey – Bar No. 138264 Steve Burnell – Bar No. 286557 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</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re:</p> <p>MARLA KATHY SHULMAN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:15-bk-15909-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 09/27/2016</p>	<p>Time: 11:00 am</p>
<p>Location: 411 W Fourth Street, Ctrm 5B, Santa Ana CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** _____

Description of property to be sold: See Trustee's Motion for Order (1) Approving Settlement With Debtor Re Estate's Interest in Real Property (4503 Hamilton St., #16, San Diego, CA); (2) Authorizing Sale of Real Property Free and Clear of Liens and Encumbrances Per 11 U.S.C. Section 363(b); (3) Approving Overbid Procedures; (4) Employment and Compensation of Real Estate Co-Agents; (5) Distribution of Sale Proceeds; and (6) Waiving 14-Day Stay Imposed By FRBP 6004(h) ("Sale Motion") on file with Bankruptcy Court. Opposition to Sale Motion may be made orally at hearing.

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: \$ 215,000.00

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 9/23/2016

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

September 27, 2016 at 11:00 a.m.

U.S. Bankruptcy Court
411 West Fourth Street
Courtroom 5B
Santa Ana, CA 92701

Opposition to Sale Motion may be made orally at time of hearing.

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

William Friedman
Coldwell Banker
8840 S Sepulveda Blvd
Los Angeles CA 90045
(424) 702-3007 (telephone)
(424) 702-3010 (facsimile)
email: billfried@earthlink.net

Or: Nick Emerson
Keller Williams Realty LaJolla
7817 Ivanhoe Ave, Suite 101
La Jolla CA 92037
(858) 731-8034 (telephone)
(858) 457-9401 (facsimile)
email: Nick@EmersonGroupSD.com

Date: 9/21/16

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*) **September 21, 2016**, 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:

- Anerio V Altman lakeforestpacer@gmail.com, acolytehuli@gmail.com
- John P Byrne John.Byrne@byrnelawcorp.com
- Thomas H Casey Imiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Jeffrey I Golden (TR) ljones@wglp.com, jig@trustesolutions.net;kadele@wglp.com;lfisk@wglp.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **September 21, 2016**, 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 **September 21, 2016**, 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.

September 21, 2016
Date

Linda Miller
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 PERSONAL SERVICE:

United States Bankruptcy Court
Attn: Hon. Theodor C. Albert
411 West Fourth Street, Ste 5085
Santa Ana, CA 92701

SERVED BY OVERNIGHT MAIL:

Office of the United States Trustee
Attn: Michael Hauser
411 W Fourth Street, Suite 7160
Santa Ana CA 92701

Debtor

Marla Kathy Shulman
3 Rubis Way
Aliso Viejo, CA 92656

Nationstar Mortgage
Attn: President
P.O. Box 650783
Dallas, TX 75265-0783

Nationstar Mortgage LLC
Attn: President
8950 Cypress Waters Blvd.
Coppell, TX 75019

Nationstar Mortgage, LLC
Attn: President
2956 C Street, #13
San Diego, CA 92102

Nationstar Mortgage LLC
c/o Registered Agent for Service
Corporation Service Company
2711 Centerville Road, Suite 400
Wilmington, DE 19808

Nationstar Mortgage
Attn: President
P.O. Box 619098
Dallas, TX 75261-9741

4503 Hamilton Homeowners Assn.
c/o McIntyre Law Group
166 W. Ramsey Street
Banning, CA 92220

Richard Shulman
28241 Sorrento, Suite 127
Laguna Niguel, CA 92677

SERVED BY US MAIL:

Family Law Counsel for Richard Shulman

Richard Allen Shulman
c/o Michael A. Morris, Esq.
Minyard Morris
1811 Quail Street
Newport Beach, CA 92660

Interested Parties

Nick Emerson
Keller Williams Realty La Jolla
7817 Ivanhoe Avenue, Suite 101
La Jolla, CA 92037

William Friedman
Coldwell Banker
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045

Jason Dotseth and
Caitlin Aubuchon
c/o R.B. Haley Fine Homes
Attn: Karen Bass
12396 World Trade Drive, Ste 306
San Diego, CA 92128

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

Taxing Authorities

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

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Employment Development
Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

San Diego County Treasurer - Tax
Collector
P.O. Box 129009
San Diego, CA 92112

San Diego County Treasurer – Tax
Collector
1600 Pacific Hwy, Room 162
San Diego, CA 92101-2474

Creditors

AAAdvantage
Card Services
P.O. Box 60517
City of Industry, CA 91716-0517

American Airlines
Card Services
P.O. Box 60517
City of Industry, CA 91716-0517

Andrew C. Bagnall
The Law Offices of Andrew C.
Bagnall
21900 Burbank Blvd., 3rd Floor
Woodland Hills, CA 91367

Bank of America, N.A.
7105 Corporate Drive
Mail Stop: TX2-982-03-03
Plano, TX 75024-4100

Capital One Bank (USA), N.A.
P.O. Box 30285
Salt Lake City, UT 84130-0285

~~Capital One National Association
4851 Cox Road
Richmond, VA 23229
Insufficient Address
Unable to Forward
Return to Sender~~

Capital One National Association
1680 Capital One Drive
McLean, VA 22102-3491

Discover Bank
DFS Services LLC
P.O. Box 3025
New Albany, OH 43054-3025

Des Jardins & Haapala, ALC
333 City Boulevard West, Suite
1210
Orange, CA 92868-5908

JP Morgan Chase Bank N.A.
National Payment Services
P.O. Box 24785
Columbus, OH 43224-0785

Rachel Lewis
c/o Andrew C. Bagnall
21900 Burbank Blvd., 3rd Floor
Woodland Hills, CA 91367-6469

Sears Credit Cards
P.O. Box 6283
Sioux Falls, SD 57117-6283

Zamucen & Curren
17848 Sky Park Circle, Suite C
Irvine, CA 92614-6135

Zamucen & Curren
Gino Mazzanti
550 West B Street, Suite 220
San Diego, CA 92101-3537