

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Donald W. Sieveke, Esq., SBN 78144 Law Office of Donald W. Sieveke 1113 N. Spurgeon Street Santa Ana, CA 92701 (714) 543-8419 Office (714) 558-7459 Fax Email: dws4law@pacbell.net <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Richard A. Marshack, Ch 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: KAREN MINH NGUYEN Debtor(s).	CASE NO.: 8:18-bk-13366-TA CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 03/26/2019	Time: 11:00 am
Location: USBC Santa Ana - 411 W. Fourth St., 5th Floor, Ctrm 5B, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 03/12/2019

Description of property to be sold:

Real Property commonly known as:
 2185 Avocado Drive
 Tustin, CA 92782
 APN 937-113-46

Terms and conditions of sale: Free and clear of all liens, claims and interests; Waiver of the 14 day stay. Sale is authorized immediately upon entry of the Order approving this Motion; "As is, where is" and bids shall not contain any financing, due diligence, or any other contingency. Successful overbidder shall reimburse the original bidder up to \$1,000 for costs incurred.

Proposed sale price: \$ 625,000.00

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 to start at \$630,000; subsequent bids no less than \$2,000 thereafter.

Overbid must remain open until conclusion of auction of property(see hearing date/time below) An advance deposit of \$18,000 payable to Richard A. Marshack, Chapter 7 Trustee which will be forfeited in the event of a breach by buyer.

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

Date: 3/26/2019

Time: 11:00 AM

United States Bankruptcy Court located at:

Ronald Reagan Federal Building and U.S. Courthouse

411 W. Fourth Street

5th Floor, Courtroom 5B

Santa Ana, CA 92701

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

Richard A. Marshack, Chapter 7 Trustee

Attn: Pam Kraus, Trustee Case Administrator and Paralegal

Marshack Hays LLP

870 Roosevelt

Irvine, CA 92620

email: pkraus@marshackhays.com AND LMcPherson@MarshackHays.com

Office 949-333-7777

Clarence Yoshikane

email: clarence.yoshikane@gmail.com

(714) 606-5765

Date: 02/27/2019

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:

Law Office of Donald W. Sieveke
1113 N. Spurgeon Street, Santa Ana, CA 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)* 02/27/2019, 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:

Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com
Yvonne Ramirez-Browning BANKRUPTCYCLS@wellsfargo.com
Donald W Sieveke ibmoola@yahoo.com, dws4law@pacbell.net
Rex Tran rtran@chentrانlaw.com, chentrانlawecf@gmail.com; r42731@notify.bestcase.com
United States Trustee (SA) ustprejon16.sa.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/27/2019, 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.

Judge T. Albert, USBC Santa Ana, 411 W. Fourth., Ste. 5085, Santa Ana, CA 92701
Debtor: Karen Minh Nguyen 2185 Avocado Dr., Tustin, CA 92782
Buyer: Tony Chunhan Lin c/o Joseph Chow, Broker Redfin Corp. 7535 Irvine Center Drive, Ste. 200, Irvine, CA 92618

SEE ATTACHED SERVICE LIST FOR ALL PARTIES SERVED

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.

N/A

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.

02/27/2019 SHANNON K. ALLEN
Date *Printed Name*

/s/ Shannon K. Allen
Signature

SERVICE LIST

PARTIES SERVED BY U.S. MAIL:

ADP LLC Wage Garnishments Attn Officer, Managing or General Agent PO Box 221230 TX 77912	Balboa Capital Corporation Attn Officer, Managing or General Agent 575 Anton Blvd, 12th fl Costa Mesa, CA 92626	Comenity Bank/Pier 1 Attn: Bankruptcy Dept Attn Officer, Managing or General Agent Po Box 182125 Columbus, OH 43218
Aes/educaid Attn: Bankruptcy Dept Attn Officer, Managing or General Agent PO Box 2461 Harrisburg, PA 17105	Bank of America Attn Officer, Managing or General Agent 4909 Savarese Circle F11-908-01-50 Tampa, FL 33634	CT Coporation Attn Officer, Managing or General Agent 818 W 7th St #930 Los Angeles, CA 90017
Alpha Recovery Group c/o Oliphant Financial Attn Officer, Managing or General Agent PO Box 1259 Oaks, PA 19456	Barclays Bank Delaware Attn: Correspondence Attn Officer, Managing or General Agent Po Box 8801 Wilmington, DE 19899	Dept of Ed / Navient Attn: Claims Dept Attn Officer, Managing or General Agent Po Box 9635 Wilkes Barr, PA 18773
American Honda Finance Attn: Bankruptcy Attn Officer, Managing or General Agent Po Box 168088 Irving, TX 75016	California Dept of Public Health Attn Officer, Managing or General Agent 850 Marina Bay Parkway RM F175 Richmond, CA 94804	Discover Bank Attn Officer, Managing or General Agent PO Box 3025 New Albany, OH 43054-3025
American Honda Finance Attn: Legal/Bankruptcy Dept Attn Officer, Managing or General Agent Po Box 168088 Irving, TX 75016	CAN Emergency Phy Med Group Inc. Attn Officer, Managing or General Agent PO Box 845307 Los Angeles CA 90084	Employment Development Department Attn Officer, Managing or General Agent Po Box 826215 Sacramento, CA 94230
Amex Correspondence Attn Officer, Managing or General Agent Po Box 981540 El Paso, TX 79998	Capital One Attn: Bankruptcy Attn Officer, Managing or General Agent Po Box 30285 Salt Lake City, UT 84130	Franchise Tax Board Bankruptcy Section MS A340 Attn Officer, Managing or General Agent PO Box 2952 Sacramento, CA 95812
AmTrust North America Attn Officer, Managing or General Agent 4800 Lombardo Center Independence, OH 44131	Cashcall Mortgage Attn Officer, Managing or General Agent Po Box 8086 Virginia Beach, VA 23450	Frontline Asset Strategies Attn Officer, Managing or General Agent Dept 473 Po Box 4115 Concord, CA 94524
AmTrust North America, Inc. on behalf of Security National Ins Co c/o Maurice Wutscher LLP Attn Officer, Managing or General Agent 23611 Chagrin Blvd., Suite 207 Beachwood, OH 44122	Chase Bank c/o CT Corporation Attn Officer, Managing or General Agent 111 8th Ave, 13th Floor New York, NY 10011	Happy Rock Merchant Solutions c/o Rick Geller, LLC Attn Officer, Managing or General Agent 244 Fifth Ave #R-250 New York, NY 10001
Anh Ly 2182 Cedar Lane Tustin, CA 92780	Chase Card Services Attn Officer, Managing or General Agent Po Box 15298 Wilmington, DE 19850	Internal Revenue Service Centralized Insolvency Operation Attn Officer, Managing or General Agent P. O. Box 7346 Philadelphia, PA 19101
Balboa Capital Corporation Attn Officer, Managing or General Agent 2010 Main St Ste 1100 Irvine, CA 92614	CKS Financial Attn Officer, Managing or General Agent PO Box 2856 Chesapeake, VA 23327	Law Offices of David W Wiechert 115 Avenida Miramar San Clemente, CA 92672

Law Offices of Sheldon Fleming
2030 Main St #1300
Irvine, CA 92614

LCA Collections
Attn Officer, Managing or General Agent
PO Box 2240
Burlington, NC 27216

Lease Corporation of America
Attn Officer, Managing or General Agent
31500 Livernoise #300
Troy, MI 48083

Lending Club Corp
Attn Officer, Managing or General Agent
71 Stevenson St
Suite 300
San Francisco, CA 94105

LoanCare LLC
Attn Officer, Managing or General Agent
3637 Sentara Way
Virginia Beach, VA 23452

LoanMe, Inc.
Attn: Bankruptcy
Attn Officer, Managing or General Agent
Po Box 5648
Orange, CA 92863

LVNV Funding, LLC
Resurgent Capital Services
Attn Officer, Managing or General Agent
PO Box 10587
Greenville, SC 29603-0587

LVNV Funding/Resurgent Capital
Attn Officer, Managing or General Agent
Po Box 10497
Greenville, SC 29603

Mercedes Benz Financial
Attn Officer, Managing or General Agent
P.o. Box 961
Roanoke, TX 76262

Mercedes-Benz Financial Services
Attn Officer, Managing or General Agent
Po Box 685
Roanoke, TX 76262

Michael & Associates
Attn Officer, Managing or General Agent
c/o American Express
555 St Charles Dr #204
Thousand Oaks, CA 91360

Natera
Attn Officer, Managing or General Agent
Po Box 8427
Pasadena, CA 91109

National Service Center
Attn Officer, Managing or General Agent
Po Box 165378
Irving, TX 75016

Navient
Attn: Bankruptcy
Attn Officer, Managing or General Agent
Po Box 9500
Wilkes-Barre, PA 18773

Navient Solutions, LLC.
Attn Officer, Managing or General Agent
220 Lasley Ave
Wilkes-Barre, PA 18706

Ocwen Loan Servicing, Llc
Attn: Research/Bankruptcy
Attn Officer, Managing or General Agent
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Office of The General Counsel
Wells Fargo & Company
Attn Officer, Managing or General Agent
21680 Gateway Center Dr #280
Diamond Bar, CA 91765

Paymentech, LLC
Attn Officer, Managing or General Agent
14221 Dallas parkway
Building II
Dallas, TX 75254

Rancho Canyon LLC
c/o The Law Offices of
Sheldon J Fleming
2030 Main St #1300
Irvine, CA 92614

Rancho Canyon LLC
Attn: Gary J Daichendt
2633 Riviera Drive
Laguna Beach, CA 92651

Samuel A Sargent
2185 Avocado Dr
Tustin, CA 92782

Santander Consumer USA
Attn Officer, Managing or General Agent
5201 Rufe Snow Dr., Suite 400
North Richland Hills, TX 76180

Security National Insurance Company
Attn Officer, Managing or General Agent
800 Superior Ave 21st Floor
Cleveland, OH 44114

Snap On Crdt
Attn Officer, Managing or General Agent
950 Technology Way, Suite 301
Libertyville, IL 60048

SRA Assocaites LLS
Attn Officer, Managing or General Agent
401 Minnetonka Rd
Hi Nella, NJ 08083

St Joseph Health
Attn Officer, Managing or General Agent
PO Box 31001
Pasadena, CA 91110

St Joseph Health
Attn Officer, Managing or General Agent
PO Box 31001
Pasadena, CA 91110

Synchrony Bank/Banana Republic
Attn: Bankruptcy Dept
Attn Officer, Managing or General Agent
Po Box 965060
Orlando, FL 32896

Tague Alliance Insurance Services I
Attn Officer, Managing or General Agent
150 E Broadway
Vista, CA 92084

TBF Financial, LLC
Attn Officer, Managing or General Agent
740 Waukegan Road, Suite 404
Deerfield, IL 60015

Timepayment Corp, LLC.
Attn Officer, Managing or General Agent
16 New England
Executive Office Park S.
Burlington, MA 01803

Tri Pacific Hearing
Attn Officer, Managing or General Agent
PO Box 675059
Dallas, TX 75267

U.S. Small Business Administration
Attn Officer, Managing or General Agent
330 N. Brand Blvd., Ste. 1200
Glendale, CA 91203

Uoc-san Fran
Attn Officer, Managing or General Agent
Mcb 425-box 0812
San Francisco, CA 94143

Wells Fargo
Attn Officer, Managing or General Agent
PO Box 202902
Dallas, TX 75320

Wells Fargo Bank
Attn: Bankruptcy Dept
Attn Officer, Managing or General Agent
Po Box 6429
Greenville, SC 29606

Western Union Financial Services
Attn Officer, Managing or General Agent
Po Box 8525
Pompano Beach, FL 33075