

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ARTURO M. CISNEROS, #120494 NATHAN F. SMITH, #264635 MALCOLM ♦ CISNEROS, A Law MALCOLM ♦ CISNEROS, A Law Corporation 2112 Business Center Drive Irvine, CA 92612 Phone: (949) 252-9400 Fax: (949) 252-1032 Email: arturo@mclaw.org; nathan@mclaw.org</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Karen Sue Naylor</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: HOAN DANG and DIANA HONGKHAM DANG,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:20-bk-11631-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 09/28/2021</p>	<p>Time: 11:00 am</p>
<p>Location: 411 West Fourth Street, Santa Ana CA 92701, Via Zoom</p>	

Type of Sale: Public Private **Last date to file objections:** 09/14/2021

Description of property to be sold:
3812 North 51st Street, Tampa, Florida 33619 (APN 158821-0000)

Terms and conditions of sale:
"As is - where as"; Closing not later than thirty (30) days after Bankruptcy Court approval of the sale; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

Proposed sale price: \$ 230,000.00

Overbid procedure (if any):

Initial overbid must be \$5,000 over purchase price (i.e. \$235,000) and \$5,000 (or higher) increments thereafter; In writing received by Trustee and his counsel no later than 2 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:

Hearing Date: September 28, 2021
Time: 11:00 am
Place: Via Zoom
U.S. Bankruptcy Court
411 West Fourth Street
Santa Ana CA 92501

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

Vincent Bekiempis
Home America Realty Inc.
18039 N. US Hwy 41, Ste A
Lutz FL 33549
Phone Number: 813-918-4947
Fax: 813-931-2549
e-mail: VinceBHAR@aol.com

Date: 09/02/2021

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:
2112 Business Center Drive, 2nd Floor, Irvine, CA 92612

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)* 09/02/2021, 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:

OFFICE OF U.S. TRUSTEE: United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

CHAPTER 7 TRUSTEE: Karen S Naylor (TR) alane@ringstadlaw.com, knaylor@IQ7technology.com;ecf. alert +Naylor@titlexi.com

DEBTOR'S ATTORNEY: James C Bastian jbastian@shulmanbastian.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 09/02/2021, 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.

HONORABLE BANKRUPTCY COURT JUDGE: Theodor Albert, 411 West Fourth Street, Santa Ana CA 92701

DEBTOR: Hoan Dang & Diana Hongkham Dang, 124 Agate Avenue, Newport Beach, CA 92662

NOTICE: Hahn Fife & Company, 790 E Colorado Blvd 9th Fl, Pasadena, CA 91101

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.

09/02/2021

Diep Quach

Date

Printed Name

/s/ Diep Quach

Signature

SECTION 1 CONT.

NOTICE: Arturo Cisneros arturo@mclaw.org, CACD_ECF@mclaw.org
NOTICE: Joseph C Delmotte efcacb@aldridgepите.com, JCD@ecf.inforuptcy.com;
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