

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Fritz J. Firman, Esq. (State Bar No. 117011) 1503 South Coast Drive, Suite 209 Costa Mesa, CA. 92626 Ph: (714) 423-7185 Email: Firmanweber@gmail.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor Michelle Thomas	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: MICHELLE THOMAS Debtor(s).	CASE NO.: 8:24-bk-10409 MH CHAPTER: 13 <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 05/16/2024	Time: 10:30 am
Location: COURTROOM 6C 411 WEST 4TH STREET SANTA ANA, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 05/02/2024

Description of property to be sold: 44 Seton Road, Irvine, CA APN #453-044-41 LOT 119 In Tract No.5788
 In the City of Irvine, County of Orange, State of California as per map recorded in book 216 pages 19 to 27, inclusive ,of maps of micellaneous maps, in the office of the County Recorder of said County.

Terms and conditions of sale: All Cash

Proposed sale price: \$ 1,100,000.00

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): BID: INITIAL BID \$10,000 OVER 1,100,000.00 WITH ADDITIONAL BID INCREMENTS OF \$1000 OVER BIDDERS TO DELIVER DEPOSIT CASHIER'S CHECK PAYABLE TO "AMRANE COHEN" CHAPTER 13 TRUSTEE AND PROOF OF ABILITY TO CLOSE ESCROW UNCONDITIONALLY AT LEAST 7 CALENDAR DAYS PRIOR TO THE HEARING ON THE MOTION.

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

MAY 16, 2024
10:30 AM
COURTROOM 6C
411 WEST 4TH STREET
SANTA ANA, CA 92701

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

FRITZ J. FIRMAN
WEBERFIRMAN
1503 SOUTHCOAST DRIVE, SUITE 209
COSTA MESA, CA 92626
PH: 714-433-7185
FAX: 714-662-0302
EMAIL: firmanweber@gmail.com

Date: 04/10/2024

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:

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) 04/11/2024, 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:

Joseph Delmotte: Aldridge Pite, LLP for US Bank National Association-jdelmotte@aldridgepite.com
Amrasne Cohen (TR)-efile@ch13ac.com
Joseph Delmotte: Aldridge Pite LLP-ecfcacb@aldridgepite.com
United States Trustee (SA)-ustpregion16.sa.ecf@usdoj.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 04/11/2024, 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 Mark D. Houle
US Bankruptcy Court
3420 Twelfth Street, Suite 325
Riverside, CA.92501-3818

Service information continued on attached page

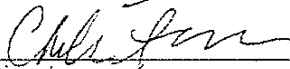
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those 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.

04/11/2024
Date

Charles Finn
Printed Name


Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

US Bank National Association
10841 Dallas Parkway, Suite 425
Dallas, TX 75254-8067

AFFIRM INC
PO BOX 720
SAN FRANCISCO CA 94104-0720

(p)DSNB MACY S
CITIBANK
1000 TECHNOLOGY DRIVE MS 777
O FALLON MO 63368-2239

Capital One
PO Box 30285
Salt Lake City, UT 84130-0285

Clear Recon Corp
3880 Rio San Diego Drive
Suite 725
San Diego, CA 92108-1619

Deutsche Bank National Trust Co. Trustee (Se
c/o Specialized Loan Servicing LLC
6200 S. Quebec Street, Suite 300
Greenwood Village, Colorado 80111-4720

(p)FIRST SAVINGS BANK
ATTN BANKRUPTCY
1500 S HIGHLINE AVE
SIOUX FALLS SD 57110-1003

Franchise Tax Board
Bankruptcy Section MSA340
PO Box 2952
Sacramento, CA 95812-2952

Mission Visa
TBA Bank
PO Box 105286
Atlanta, GA 30348-5286

NORDSTROM
PO BOX 79134
PHOENIX AZ 85062-9134

SPECIALIZED LOAN SERVICING LLC
6200 S QUEBEC STREET STE 200
GREENWOOD VILLAGES CO 80111-4720

SYNCHRONY BANK/BELK
PO BOX 965064
ORLANDO FL 32896-5064

SYNCHRONY BANK/HSN
PO BOX 965064
ORLANDO FL 32896-5064

Select Portfolio Servicing Inc
Attn: Bankruptcy
PO Box 6250
Salt Lake City, UT 84165-0250

Trust Manager
Ispadra Survivor Trust
22921 Caminito Rojas
Laguna Hills, CA 92653

University Community Association
C/O Professional Community Mgt
PO Box 833805
Richardson, TX 75083-3805

University Community Insurance Asso
C/O MLG Assessment Reecoverly LLC
PO Box 2005
Beaumont, CA 92223-0905