

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Kevin Tang Esq. (SBN: 291051) TANG & ASSOCIATES 17011 Beach Blvd, Suite 900 Huntington Beach, California 92647 Tel. (714) 594-7022; Fax. (714)-594-7024 kevin@tang-associates.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: Hung Phuc Nguyen Debtor(s).	CASE NO.: 8:25-bk-10165-MH CHAPTER: 13 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/26/2025	Time: 1:30 pm
Location: Courtroom 6C, 411 West Fourth St., Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/19/2025

Description of property to be sold:

Real property commonly known as 13929 MAGNOLIA ST,GARDEN GROVE CA 92844, APN 097-294-15, legal description contained in the Sale Motion filed on June 9, 2025, as Docket No.54 (the "Sale Motion").

Terms and conditions of sale:

The proposed sale is as-is, where-is, as more specifically provided in Purchase Agreement, with all faults, and subject to overbid. Bid price by Buyer is \$660,000.00 with a deposit of \$19,800.00. See Sale Motion for further details.

Proposed sale price: \$ 660,000.00

Overbid procedure (if any): Any Overbid must provide for a minimum purchase price of at least \$670,000 (i.e. \$10,000 more than the accepted offer from Buyer). Any Overbid must be accompanied by a deposit of \$19,800 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and best bid for the Property ("Best Bid"), and proof satisfactory to Trustee that such bidder has sufficient funds to complete the sale.

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

June 26, 2025, at 1:30 p.m.
United States Bankruptcy Court, Central District of California
Santa Ana Division, Courtroom 6C
411 W. Fourth Street
Santa Ana, CA 92701

The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.

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

Kevin Tang
Tang & Associates
17011 Beach Blvd., Suite
Huntington Beach, CA Telephone:
(714) 594-7022 Email:
kevin@tang-associates.com

Date: 06/10/2025

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:
17011 Beach Blvd., Suite 900
Huntington Beach, CA 92647

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)* 06/10/2025, 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:
Chapter 13 Trustee: Amrane Cohen - efile@ch13ac.com; Attorney for Fifth Third Bank, NA and Rocket Mortgage, LLC et al: Joseph Delmotte - efcacb@aldrigepite.com; Attorney for Schools First Federal Credit Union: Dioselin Hernandez - dohernandez@schoolsfirstFCU.org; United States Trustee (SA) - ustpregion16.sa.ecf@usdoj.gov.

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/10/2025, 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 *(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.

06/10/2025
Date

Cady Le
Printed Name

/s/ Cady Le
Signature

Label Matrix for local noticing

0973-8

Case 8:25-bk-10165-MH

Central District of California

Santa Ana

Tue Jun 10 09:38:51 PDT 2025

Bank of America

Attn: Bankruptcy

4909 Savarese Circle

Tampa, FL 33634-2413

SchoolsFirst Federal Credit Union

P.O. Box 11547

Santa Ana, CA 92711-1547

Santa Ana Division

411 West Fourth Street, Suite 2030,

Santa Ana, CA 92701-4500

Bank of America, N.A.

PO Box 673033

Dallas, TX 75267-3033

Barclays Bank

Attn: Bankruptcy

P.O. Box 8801

Wilmington, DE 19899-8801

Capital One

Attn: Bankruptcy

Po Box 30285

Salt Lake City, UT 84130-0285

Costco Citi Card

Attn: Bankruptcy

Po Box 6500

Sioux Falls, SD 57117-6500

Discover Bank

P.O. Box 3025

New Albany, OH 43054-3025

Discover Financial

Attn: Bankruptcy

Po Box 3025

New Albany, OH 43054-3025

Diversified Association Managment

180 E Main St. #101

Tustin, CA 92780-4428

Fifth Third Bank

5050 Kingsley Dr

Cincinnati, OH 45227-1115

Fifth Third Bank, N.A.

5001 Kingsley Drive

1MOBBW

Cincinnati, Ohio 45227-1114

Hung Nguyen

10413 Falcon Ave.

Fountain Valley, CA 92708-7411

JPMorgan Chase Bank, N.A.

s/b/m/t Chase Bank USA, N.A.

c/o National Bankruptcy Services, LLC

P.O. Box 9013

Addison, Texas 75001-9013

(p)JEFFERSON CAPITAL SYSTEMS LLC

PO BOX 7999

SAINT CLOUD MN 56302-7999

Jpmcb

MailCode LA4-7100

700 Kansas Lane

Monroe, LA 71203-4774

Midland Credit Management, Inc.

PO Box 2037

Warren, MI 48090-2037

Midland Credit Mgmt

Attn: Bankruptcy

Po Box 939069

San Diego, CA 92193-9069

NORDSTROM, INC.

Jefferson Capital Systems LLC Assignee

Po Box 7999

Saint Cloud MN 56302-7999

(p)NATIONSTAR MORTGAGE LLC

PO BOX 619096

DALLAS TX 75261-9096

Nordstrom Signature Visa

Attn: Bankruptcy

Po Box 6555

Englewood, CO 80155-6555

(p)PORTFOLIO RECOVERY ASSOCIATES LLC

PO BOX 41067

NORFOLK VA 23541-1067

Resurgent Receivables, LLC

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

Rocket Mortgage, LLC

fka Quicken Loans, LLC

fka Quicken Loans Inc.

635 Woodward Avenue

Detroit, MI 48226-3408

Rushmore Servicing

5801 Postal Road

Cleveland, OH 44181-2184

SchoolsFirst FCU

Attn: Bankruptcy

Po Box 11547

Santa Ana, CA 92711-1547

Suttell & Hammer, APC

PO Box C-90006

Bellevue, WA 98009

Synchrony Bank/TJX

Attn: Bankruptcy

Po Box 965060

Orlando, FL 32896-5060

Tina Thi Do

16796 Bushard St

Fountain Valley, CA 92708-2303

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Amara, (SA) Cohen, (TR)
Main Document Page 5 of 5
770 The City Drive South Suite 3700
Orange, CA 92868-4928

Hung Phuc Nguyen
10413 Falcon Ave.
Fountain Valley, CA 92708-7411

Kevin Tang
Tang & Associates
17011 Beach Blvd
Suite 900
Huntington Beach, CA 92647-5998

Tony Vu
Post Office Box 0838
Midway City, CA 92655-0838

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Jefferson Capital Systems LLC
Po Box 7999
Saint Cloud MN 56302-9617

Nationstar Mortgage LLC
C/O Rushmore Servicing
P.O. Box 619096
Dallas TX 75261-9741

Portfolio Recovery Associates, LLC
c/o Rei
POB 41067
Norfolk VA 23541

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(u) Fifth Third Bank, National Association
Fifth Third Bank, National Association

(u) Nationstar Mortgage LLC

(u) Rocket Mortgage, LLC f/k/a Quicken Loans,

(d) Discover Bank
PO Box 3025
New Albany, OH 43054-3025

End of Label Matrix	
Mailable recipients	34
Bypassed recipients	5
Total	39