

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Thomas H. Casey, Esq. Bar No. 138264 LAW OFFICES OF THOMAS H. CASEY, INC. 22342 Avenida Empresa, Ste. 200 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 Email: TomCasey@tomcaseylaw.com  <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re:  KELLY A. THOMAS,     Debtor(s).	CASE NO.: 8:13-bk-19940-ES CHAPTER: 7     <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

Sale Date: 08/07/2014	Time: 10:30 am
Location: 411 West Fourth Street, Courtroom 5A, Santa Ana, California	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 07/24/2014

**Description of property to be sold:** 9834 Oscar Circle, Fountain Valley, California

See Trustee's Motion for Order (1) Authorizing the Trustee to Revoke the Thomas 2006 Revocable Trust; (2) Authorizing the Trustee to Sell Real Property (9834 Oscar Circle, Fountain Valley, California); pursuant to 11 U.S.C. §363(b); (3) approving overbid procedures; (4) approving compensation and expense reimbursement of the Trustee's real estate agent; (5) authorizing the distribution of sale proceeds; and (6) waiving 14 day stay imposed by FRBP 6004(h)

**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: \$ 663,000.00

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 August 7, 2014.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**  
August 7, 2014 at 10:30 a.m.

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

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

Clarence Yoshikane  
Berkshire Hathaway Home Services  
(714) 606-5765 (direct line)

Date: July 16, 2014

## 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*) July 16, 2014, 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:

- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Peter Rasla peter.rasla@raslalaw.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) July 16, 2014, 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

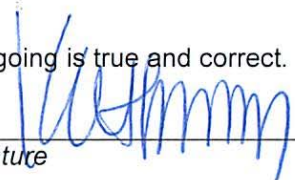
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or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

July 16, 2014  
Date

Kathy Driggers  
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 UNITED STATES MAIL:**

**Interested Party**

United States Bankruptcy Court  
Attn: Honorable Erithe A. Smith  
411 West Fourth Street, Suite 5040  
Santa Ana, CA 92701

**Debtor**

Kelly A. Thomas  
16461 Oscar Circle  
Fountain Valley, CA 92708

Kelly A. Thomas  
16461 Wimbledon Lane  
Huntington Beach, CA 92649

**Real Estate Agent**

Clarence Yoshikane  
Berkshire Hathaway Home Services/BHHS  
2405 McCabe Way, Suite 100  
Irvine, CA 92614

**Lienholders**

**Original 1<sup>st</sup> Trust Deed Holder**

Plaza Home Mortgage, Inc.  
Attn: President  
5090 Shoreham Place, #109  
San Diego, CA 92122

Plaza Home Mortgage, Inc.  
Corporate Headquarters  
Attn: President  
4820 Eastgate Mall, Suite 100  
San Diego, CA 92121

Plaza Home Mortgage, Inc.  
c/o Agent for Service of Process  
Michael Fontaine  
4820 Eastgate Mall, Suite 100  
San Diego, CA 92121

**Current 1<sup>st</sup> Trust Deed Holder**

OCWEN Loan Servicing, LLC  
Corporate Headquarters  
Attn: President  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409

OCWEN Loan Servicing, LLC  
c/o Agent for Service of Process  
CSC – Lawyers Incorporating Service  
2730 Gateway Oaks Drive  
Sacramento, CA 95833

**2<sup>nd</sup> Trust Deed Holder**

Wells Fargo Bank, N.A.  
Attn: President  
PO Box 31557  
Billings, MT 59107

Wells Fargo Bank, N.A.  
Attn: President  
PO Box 4233  
Portland, OR 97208-4233

Wells Fargo Bank, N.A.  
Corporate Headquarters  
Attn: President  
101 N. Phillips Avenue  
Sioux Falls, SD 57104

Wells Fargo Bank, N.A.  
c/o Agent for Service of Process  
CSC – Lawyers Incorporating Service  
2710 Gateway Oaks Drive, Ste. 150N  
Sacramento, CA 95833

**Real Property Taxing Agency**

Orange County Treasurer-Tax Collector  
Attn: Bankruptcy Unit  
PO Box 1438  
Santa Ana, CA 92702

**Equitable Judicial Lien**

Keith Thomas  
c/o Karen Sue Naylor, Chapter 7 Trustee  
Burd & Naylor  
200 W. Santa Ana Blvd., Ste. 400  
Santa Ana, CA 92701