

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Thomas H. Casey - Bar No. 138264 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 26400 La Alameda, Suite 210 Mission Viejo, CA 92691 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com	FOR COURT USE ONLY
<input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: GIANG THANH DONG and MARY TRAN NGUYEN, Debtor(s).	CASE NO.: 8:23-bk-10014-SC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/29/2025	Time: 10:00 am
Location: Dakil Auctioneers, Inc., 200 NW 114th Street, Oklahoma City, OK 73114	

Type of Sale: Public Private **Last date to file objections:** 01/09/2025

Description of property to be sold: 2644 Lakeside Drive, The Village, OK 73120 ("Lakeside Property")
 See Trustee's concurrently filed Motion for an order 1) authorizing him to sell the estate's right, title, and interest in certain real property located at a) 3040 NW 11th Street, Oklahoma City, OK 73107; and b) 2644 Lakeside Drive, The Village, OK 73120 by public auction pursuant to 11 U.S.C §363(b)(1); and, 2) authorizing him to pay the Auctioneer's commissions and expenses ("Auction Motion").

Terms and conditions of sale: To sell on an all cash basis, as-is, where-is, without warranties, the Estate's Right, Title, and Interest in the Lakeside Property by means of public auction by Auctioneer Dakil Auctioneers, Inc. at the time and location set forth above. Sale subject to continuation without further notice; see Auction Motion; a copy of the Auction Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 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): Auction sale. See Auction Motion.

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

Date: January 29, 2025
Time: 10:00 a.m. (Central Standard Time)
Location: Dakil Auctioneers, Inc.,
200 NW 114th Street
Oklahoma City, OK 73114

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

Auctioneer: Louis Dakil
Dakil Auctioneers, Inc.
200 NW 114th Street
Oklahoma City, OK 73114
Tel (405) 751-6179
Cell (405) 249-4324
Fax (405) 752-9669
louis@dakil.com

Date: 12/23/2024

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:

26400 La Alameda, Suite 210, Mission Viejo, CA 92691

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*) **December 23, 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:

- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Arturo Cisneros arturo@mclaw.org, CACD_ECF@mclaw.org
- Theron S Covey tcovey@raslg.com
- Joseph C Delmotte ecfcacb@aldridgepите.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepите.com
- Sean C Ferry sferry@raslg.com, sean.ferry7@ecf.courtdrive.com
- Fritz J Firman firmanweber@gmail.com, centralservice.firmanweber@gmail.com
- Adam M Greely agreely@vrslaw.net, dstolar@vrslaw.net
- Kristin T Mihelic kristin.t.mihelic@usdoj.gov
- Queenie K Ng queenie.k.ng@usdoj.gov
- Nathan F Smith nathan@mclaw.org, CACD_ECF@mclaw.org;mcecfnotices@ecf.courtdrive.com;cvalenzuela@mclaw.org
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Joseph A Weber firmanweber@gmail.com, centralservice.firmanweber@gmail.com

Service information continued on attached page

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

On (*date*) **December 23, 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.

Service information continued on attached page

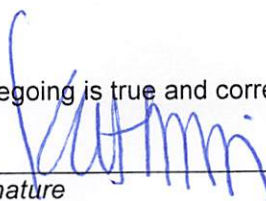
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*), I served the following persons and/or entities by personal delivery, overnight mail service, or (for those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

December 23, 2024
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 US MAIL:

Debtors

Giang Thanh Dong
Mary Tran Nguyen
15625 Williams Street
Tustin, CA 92780

Request for Special Notice

Robertson, Anschutz, Schneid &
Crane LLP
350 10th Avenue, Suite 1000
San Diego, CA 92101

Auctioneer

Louis Dakil
Dakil Auctioneers, Inc.
200 NW 114th Street
Oklahoma City, OK 73114

Interested Parties

Occupant
3040 NW 11th Street
Oklahoma City, OK 73107

Occupant
2644 Lakeside Drive
The Village, OK 73120

Creditors

Adam M. Greely
Vogt, Resnick & Sherak, LLP
4400 MacArthur Blvd., Ninth Floor
P.O. Box 7849
Newport Beach, CA 92658-7849

American Express Travel Related
Services
Attn: Bankruptcy
P.O. Box 981537
El Paso, TX 79998-1537

American Express National Bank
c/o Becket and Lee LLP
P.O. Box 3001
Malvern, PA 19355-0701

Amex
Correspondence/Bankruptcy
P.O. Box 981540
El Paso, TX 79998-1540

Bank of America
Attn: Bankruptcy
4909 Savarese Circle
Tampa, FL 33634-2413

Bank of America, N.A.
P.O. Box 673033
Dallas, TX 75267-3033

Capital One
Attn: Bankruptcy
P.O. Box 30285
Salt Lake City, UT 84130-0285

Capital One, N.A.
By American InfoSource as agent
P.O. Box 71083
Charlotte, NC 28272-1083

Capital One N.A.
By American InfoSource as agent
4515 N. Santa Fe Avenue
Oklahoma City, OK 73118

JPMorgan Chase Bank, N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane, Floor 01
Monroe, LA 71203-4774

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz, Schneid,
& Crane LLP
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

Citibank
Attn: Bankruptcy
P.O. Box 790034
St. Louis, MO 63179-0034

Citibank, N.A.
5800 S. Corporate Place
Sioux Falls, SD 57108-5027

Comenity Bank/Ann Taylor
Attn: Bankruptcy
P.O. Box 182125
Columbus, OH 43218-2125

Costco Citi Card
Attn: Bankruptcy
P.O. Box 6500
Sioux Falls, SD 57117-6500

Dept of Ed/Nelnet
Attn: Bankruptcy Claims/Nelnet
P.O. Box 82505
Lincoln, NE 68501-2505

Dien Tran
4818 W. Acapulco Avenue
Santa Ana, CA 92704-1164

Discover Bank/Discover Products
Inc.
P.O. Box 3025
New Albany, OH 43054-3025

Discover Financial
Attn: Bankruptcy
P.O. Box 3025
New Albany, OH 43054-3025

Discover Personal Loans
Attn: Bankruptcy
P.O. Box 30954
Salt Lake City, UT 84130-0954

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Francis Dong
4818 W. Acapulco Avenue
Santa Ana, CA 92704-1164

Hahn Fife & Company LLP
1055 East Colorado Blvd., 5th Floor
Pasadena, CA 91106

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service
Insolvency Group 7
300 North Los Angeles Street, M/S
5022
Los Angeles, CA 90012

Jefferson Capital Systems, LLC
P.O. Box 7999
Saint Cloud, MN 56302-9617

Jefferson Capital Systems, LLC
16 McLeland Road
St. Cloud, MN 56303

Jon Dickman and Tracy Dickman
c/o Adam M. Greely
Vogt Resnick & Sherak, LLP
4400 MacArthur Blvd., Suite 900
Newport Beach, CA 92658

LVNV Funding LLC
c/o Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

Phuong Nguyen
15625 Williams Street
Tustin, CA 92780-7404

Quantum3 Group LLC, as agent
for Comenity Bank
P.O. Box 788
Kirkland, WA 98083-0788

Resurgent Receivables LLC
c/o Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

Servicemac, LLC
P.O. Box 100078
Duluth, GA 30096-9377

Shellpoint Mortgage Servicing
Attn: Bankruptcy
P.O. Box 10826
Greenville, SC 29603-0826

Sofi Lending Corp.
Attn: Bankruptcy
P.O. Box 654158
Dallas, TX 75265-4158

Sofi Lending Corp.
Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

SVO Portfolio Services, Inc.
Attn: Loan Servicing Administration
9002 San Marco Court
Orlando, FL 32819-8600

Syncb/Paypalsmartconn
Attn: Bankruptcy
P.O. Box 965060
Orlando, FL 32896-5060

Syncb/Venmo
Attn: Bankruptcy
P.O. Box 965015
Orlando, FL 32896-5015

Synchrony Bank/Sam's Club
Attn: Bankruptcy
P.O. Box 965060
Orlando, FL 32896-5060

Toyota Financial Services
Attn: Bankruptcy
P.O. Box 259001
Plano, TX 75025-9001

Trung Do
132 Honors Course Drive
Las Vegas, NV 89148-0001

US Bank
P.O. Box 5229
Cincinnati, OH 45201-5229

US Bank/RMS
Attn: Bankruptcy
P.O. Box 5229
Cincinnati, OH 45201-5229

U.S. Bank National Association
Bankruptcy Department
P.O. Box 108
Saint Louis, MO 63166-0108

US Department of Education
c/o Nelnet
121 South 13th Street
Lincoln, NE 68508-1904

Walmart Credit Services/Capital
One
Attn: Bankruptcy
P.O. Box 30285
Salt Lake City, UT 84130-0285

Wells Fargo Bank NA
1 Home Campus Mac X2303-01a
3rd Floor
Des Moines, IA 50328-0001

Wilmington Savings Fund Society,
FSB
c/o Robertson, Anschutz, Schneid,
Crane LLP
350 10th Avenue, Suite 1000
San Diego, CA 92101-8705