

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>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</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>	
<p>In re:</p> <p>GIANG THANH DONG and MARY TRAN NGUYEN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:23-bk-10014-SC CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

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

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

**Description of property to be sold:** 3040 NW 11th Street, Oklahoma City, OK 73107 ("11th Street 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 11th Street 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