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| <p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>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</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p> | <p>FOR COURT USE ONLY</p> |
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| <p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p> | |
| <p>In re:</p> <p>Hung Phuc Nguyen</p> <p style="text-align: right;">Debtor(s).</p> | <p>CASE NO.:8:25-bk-10165-MH CHAPTER: 13</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |

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| <p>Sale Date: 5/8/2025</p> | <p>Time: 10:30 am</p> |
| <p>Location: Courtroom 6c, 411 W. Fourth St., Santa Ana CA 92701</p> | |

Type of Sale: Public Private **Last date to file objections:** 04/24/2025

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 April 2, 2025, as Dkt. no. 22 ("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.

The proposed terms of sale are subject to overbid, which procedures are described in the Sale Motion.

Proposed sale price: \$ 660,000.00

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 price by buyer is \$660,000.00

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:

May 8, 2025, at 10:30 a.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: 4/2/2025

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, California 92647

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*) 4/4/25, 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:

- Amrane Cohen, Chapter 13 Trustee
- Joseph C Delmotte on behalf of Interested Party Courtesy NEF
ecfcacb@aldridgepate.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepate.com
- Dioselin Hernandez on behalf of Creditor SchoolsFirst Federal Credit Union
dohernandez@schoolsfirstFCU.org
- **United States Trustee** ustpreion16.sa.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 4/4/25, 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.

Tina Thi Do, 16796 Bushard St., Fountain Valley, CA 92708

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.

4/4/25
Date

Quyen Vo
Printed Name

/s/ Quyen Vo
Signature

Label Matrix for local noticing

0973-8

Case 8:25-bk-10165-MH

Central District of California

Santa Ana

Wed Apr 2 21:57:00 PDT 2025

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

Capital One
 Attn: Bankruptcy
 Po Box 30285
 Salt Lake City, UT 84130-0285

Discover Financial
 Attn: Bankruptcy
 Po Box 3025
 New Albany, OH 43054-3025

Fifth Third Bank, N.A.
 5001 Kingsley Drive
 1MOBBW
 Cincinnati, Ohio 45227-1114

(p)JEFFERSON CAPITAL SYSTEMS LLC
 PO BOX 7999
 SAINT CLOUD MN 56302-7999

Midland Credit Mgmt
 Attn: Bankruptcy
 Po Box 939069
 San Diego, CA 92193-9069

Nordstrom Signature Visa
 Attn: Bankruptcy
 Po Box 6555
 Englewood, CO 80155-6555

Rocket Mortgage, LLC
 fka Quicken Loans, LLC
 fka Quicken Loans Inc.
 635 Woodward Avenue
 Detroit, MI 48226-3408

Suttell & Hammer, APC
 PO Box C-90006
 Bellevue, WA 98009

SchoolsFirst Federal Credit Union
 Main Document Page 4 of 5
 P.O. Box 11547
 Santa Ana, CA 92711-1547

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

Costco Citi Card
 Attn: Bankruptcy
 Po Box 6500
 Sioux Falls, SD 57117-6500

Diversified Association Management
 180 E Main St. #101
 Tustin, CA 92780-4428

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

Jpmcb
 MailCode LA4-7100
 700 Kansas Lane
 Monroe, LA 71203-4774

NORDSTROM, INC.
 Jefferson Capital Systems LLC Assignee
 Po Box 7999
 Saint Cloud MN 56302-7999

(p)PORTFOLIO RECOVERY ASSOCIATES LLC
 PO BOX 41067
 NORFOLK VA 23541-1067

Rushmore Servicing
 5801 Postal Road
 Cleveland, OH 44181-2184

Synchrony Bank/TJX
 Attn: Bankruptcy
 Po Box 965060
 Orlando, FL 32896-5060

Santa Ana Division
 411 West Fourth Street, Suite 2030,
 Santa Ana, CA 92701-4500

Barclays Bank
 Attn: Bankruptcy
 P.O. Box 8801
 Wilmington, DE 19899-8801

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

Fifth Third Bank
 5050 Kingsley Dr
 Cincinnati, OH 45227-1115

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

Midland Credit Management, Inc.
 PO Box 2037
 Warren, MI 48090-2037

(p)NATIONSTAR MORTGAGE LLC
 PO BOX 619096
 DALLAS TX 75261-9096

Resurgent Receivables, LLC
 Resurgent Capital Services
 PO Box 10587
 Greenville, SC 29603-0587

SchoolsFirst FCU
 Attn: Bankruptcy
 Po Box 11547
 Santa Ana, CA 92711-1547

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

Amrane (SA) Cohen (TR)
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

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)Nationstar Mortgage LLC

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

End of Label Matrix
Mailable recipients 32
Bypassed recipients 3
Total 35