

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Erin P. Moriarty (SBN: 146751) Law Offices of Weneta M.A. Kosmala 3 MacArthur Place, Suite 760 Santa Ana, CA 92707 Tel: (714) 540-3600 Fax: (714) 708-0666 Email: emoriarty@kosmalalaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee</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>SANDRA ELISABETH JOHNSON,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:13-bk-11464-ES CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 09/10/2013</p>	<p>Time: 10:30 am</p>
<p>Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 5041, Santa Ana, CA 92701-4593</p>	

Type of Sale: Public Private **Last date to file objections:** 08/27/2013

Description of property to be sold: Residential Real Property located 1833 Port Barmouth Place, Newport Beach, CA

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$75,000 required. Sale is "as is, where is", with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

Proposed sale price: \$ 2,750,000.00

Overbid procedure (if any): Overbid increments: \$25,000 initial / \$1,000 thereafter. \$75,000 earnest money deposit

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

Sale Date: September 10, 2013

Location:

United States Bankruptcy Court
411 W. Fourth Street, Suite 5140/Ctrm 5A
Santa Ana, CA 92701-4593

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

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way, Suite 100
Irvine, CA 92614
714-606-5765, Direct Line
Clarence.Yoshikane@gmail.com

Date: 08/09/2013

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:

3 MacArthur Place, Suite 760
Santa Ana, CA 92707

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)* 08/09/2013, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 08/09/2013, 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.

Honorable Erithe A. Smith
411 W. Fourth Street, Suite 5041
Santa Ana, CA 92701-4593

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.

08/09/2013
Date

Janine Fountain
Printed Name

/s/ Janine Fountain
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”):

- Ed J Gezel Notices@bkserVICing.com
- Weneta M Kosmala (TR) Weneta.Kosmala@7trustee.net,
ca15@ecfcbis.com;wkosmala@kosmalalaw.com;dfitzger@kosmalalaw.com;kgeorge@kosmalalaw.com
- Weneta M Kosmala (TR) Weneta.Kosmala@7trustee.net,
ca15@ecfcbis.com;wkosmala@kosmalalaw.com;dfitzger@kosmalalaw.com;kgeorge@kosmalalaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Barry L O'Connor udlawBK@aol.com
- Ernie Zachary Park ernie.park@bewleylaw.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (SA) ustpreGion16.sa.ecf@usdoj.gov
- William J Wall wwall@wall-law.com, goceguera@wall-law.com

2. SERVED BY UNITED STATES MAIL:

Debtor

Sandra Elisabeth Johnson
1833 Port Barmouth Place
Newport Beach, CA 92660

BMW Financial Services NA, LLC
P.O. Box 201347
Arlington, TX 76006

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way, Suite 100
Irvine, CA 92614