

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address 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 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: WILLIAM F. NOWLIN and MARLENE C. NOWLIN, Debtor(s).	CASE NO.: 8:11-bk-22782-TA CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 04/08/2014	Time: 11:00 am
Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 5085, Ctrm 5B, Santa Ana, CA 92701	

Type of Sale: Public Private **Last date to file objections:** 03/25/2014

Description of property to be sold: Real property located at 1044 S. Summerbreeze Lane, Anaheim, CA 92808

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$35,000 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 the Court.

Proposed sale price: \$ 1,199,900.00

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): Overbid increments: \$10,000 initial/\$1,000 thereafter. \$35,000 earnest money deposit required. a Qualified Bidder must agree to pay into escrow, in addition to the purchase price, an amount up to \$1,500 for the reimbursement of the actual, case-related expenses of Buyers (including inspection and appraisal fees)

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

Sale Date: April 8, 2014
Sale Time: 11:00 am

Location:
United States Bankruptcy Court
411 W. Fourth Street, Suite 5085/Ctrm 5B
Santa Ana, CA 927011-4593

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

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

Date: 03/18/2014

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:

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)* 03/18/2014, 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:

Service information continued on attached page

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

On *(date)* 03/18/2014, 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.

Honorable Theodor C. Albert
411 W. Fourth Street, Suite 5085
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.

03/18/2014
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”):

- Fritz J Firman firmanweber@Yahoo.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Robin J Hoff rjhlaw1@juno.com
- Weneta M Kosmala (TR) Weneta.Kosmala@7trustee.net,
ca15@ecfcbis.com;wkosmala@kosmalalaw.com;dfitzger@kosmalalaw.com;kgeorge@kosmalalaw.com
- Erica T Loftis bknotice@rcolegal.com
- Nancy Ly bknotice@rcolegal.com, nlee@rcolegal.com
- Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Bruce P Needleman attybpn@aol.com
- Bryan L Ngo bngo@bluecapitallaw.com, JNguyen@bluecapitallaw.com;Info@bluecapitallaw.com
- Vicki L Schennum schennumlaw@gmail.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Kristin S Webb bknotice@rcolegal.com
- Edward T Weber bknotice@rcolegal.com

2. SERVED BY UNITED STATES MAIL:

William F Nowlin and
Marlene C. Nowlin
1044 S Summer Breeze Ln
Anaheim, CA 92808

AES/PHEAA
PO BOX 8147
HARRISBURG, PA 17105

Gerardo D Camacho
301 S Miller St Ste 201
Santa Maria, CA 93454

ECMC
PO Box 75906
St. Paul, MN 55175

Portfolio Recovery Associates, LLC
POB 41067
NORFOLK, VA 23541

Sallie Mae ECFC
c/o Sallie Mae Inc.
220 Lasley Ave
Wilkes-Barre, PA 18706

TD Bank USA, N.A.
c/o Weinstein & Riley, P.S.
2001 Western Ave., Ste. 400
Seattle, WA 98121

Michael Delahoussaye & Associates
5321 Edgewood Pl
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Clarence Yoshikane
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