

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; 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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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>JENNY LUGO MOLINA,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:12-bk-10357-MW CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 09/29/2014</p>	<p><b>Time:</b> 2:00 pm</p>
<p><b>Location:</b> United States Bankruptcy Court, 411 W. Fourth Street, Suite 6135, Ctrm 6C, Santa Ana, CA 92701</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/15/2014

**Description of property to be sold:** Land and an affixed double-wide mobile home located at 24100 North Raven's Roost Road, Paulden, Arizona

**Terms and conditions of sale:** Subject to overbid. Earnest money deposit of \$1,000 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:** \$ 55,000.00

**Overbid procedure (if any):** Overbid increments: \$2,000 initial/\$500 thereafter. \$1,000 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: September 29, 2014  
Sale Time: 2:00 pm

Location:  
United States Bankruptcy Court  
411 W. Fourth Street, Suite 6135/Ctrm 6C  
Santa Ana, CA 927011-4593

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

Erin P. Moriarty  
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

Date: 08/29/2014

## 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)* 08/29/2014, 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)* 08/29/2014, 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 Mark S. Wallace  
411 W. Fourth Street, Suite 6135  
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.

08/29/2014  
*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”):**

- Jonathan J Damen BKnotice@rcolegal.com
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,  
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Timothy McFarlin tmcfarlin@yahoo.com, talien@mcfarinlaw.com;kathy@mcfarinlaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com,  
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Renee M Parker bknotice@earthlink.net, rmparker@wrightlegal.net
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Gilbert R Yabes ch11ecf@piteduncan.com, GRY@ecf.inforuptcy.com

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

Jenny Lugo Molina  
111 Gauguin Circle  
Aliso Viejo, CA 92656

Maryland Sharp McKinney  
Century 21 Pauley & McDonald  
901 S Hwy 89  
Chino Valley, AZ 86323