Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
James J. Joseph - State Bar No. 053840 CHAPTER 7 TRUSTEE 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email jamesjosephtrustee@gmail.com ☒ *Individual appearing without attorney* ☐ *Attorney for:*	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:	CASE NO.: 8:12-bk-16223 ES
VIRGINIA ANN CLARK	CHAPTER: 7
Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 09/09/2014	**Time:** 10:30 am
Location: Courtroom 5A, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 08/19/2014

Description of property to be sold:
10.41667 percent interest in Koontz Properties, an informal family partnership

Terms and conditions of sale:
Right, title and interest, no warranties.

Proposed sale price: $ 7,500.00

Overbid procedure (*if any*): Minimum overbid of $8,250.00 with $1,000.00 deposit in form of cashiers' check to be submitted to the Trustee. Thereafter overbids in increments of $100.00. Balance of sale price due five (5) days after entry of order approving sale.

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

Hearing date:
Hearing time:
Location: U.S. Bankruptcy Court
Courtroom 5A
411 West Fourth Street
Santa Ana, CA 92701

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

James J. Joseph
Chapter 7 Trustee
200 West Santa Ana Boulevard Suite 400
Santa Ana, CA 92701
Telephone (714) 569-3672
Facsimile (714) 708-3949
Email jamesjosephtrustee@gmail.com

Date: 08/07/2014

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:

200 West Santa Ana Boulevard, Suite 400, Santa Ana, California 92701

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*) 08/07/2014, 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:

Jonathan J Damen BKnotice@rcolegal.com
James J Joseph (TR) jamesjosephtrustee@gmail.com, jjoseph@ecf.epiqsystems.com
Misty A Perry Isaacson misty@ppilawyers.com, ecf@ppilawyers.com, Misty@pagterandmiller.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 08/07/2014, 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.

Debtor: Virginia Ann Clark, 5960 Via del Tecolote, Yorba Linda, CA 92887
Proposed Buyer Partnership Liquidity Investors, LLC, Attn: Jerome A. Fink, 416 9th St, Huntington Beach, CA 92648

☐ 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*) 08/07/2014, 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.

Hon. Judge Erithe Smith [via personal delivery to bin near 5th Floor elevators]
U.S. Bankruptcy Court
411 West Fourth Street Suite 5041
Santa Ana, CA 92701

☐ 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.

08/07/2014	Morna I. Crouch	Morna I Crouch
Date	*Printed Name*	*Signature*