

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](mailto:emoriarty@kosmalalaw.com)

FOR COURT USE ONLY

☐ Individual appearing without attorney  
☒ Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee

In re:

LACEE KRUPER,

CASE NO.: 8:13-bk-10423-CB

## CHAPTER: 7

Debtor(s).

## NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** 12/30/2014

**Time:** 10:00 am

**Location:** United States Bankruptcy Court, 411 W. Fourth Street, Ctrm 5D, Santa Ana, CA 92701

**Last date to file objections: 12/16/2014**

**Terms and conditions of sale:** Subject to overbid. Earnest money deposit of \$20,000 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: \$ 742,350.00**

**Overbid procedure (if any):** Overbid increments: \$5,000 initial / \$1,000 thereafter. \$20,000 earnest money deposit required. Pre-qualified bidders only. See time and other limits in motion on file with the Clerk.

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

Sale Date: December 30, 2014

Location:

United States Bankruptcy Court  
411 W. Fourth Street, Suite 5165/Ctrm 5D  
Santa Ana, CA 92701-4593

**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  
714-606-5765, Direct Line  
Clarence.Yoshikane@gmail.com

Date: 12/09/2014

## 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)* 12/09/2014, 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)* 12/09/2014, 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 Catherine E. Bauer  
United States Bankruptcy Court  
411 W. Fourth Street, Suite 5165  
Santa Ana, CA 92707

☒ 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.

12/09/2014      Janine Fountain  
*Date*                      *Printed Name*

/s/ Janine Fountain  
*Signature*

**ADDITIONAL SERVICE INFORMATION (if needed):**

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

- Darren J Devlin darren@resolutionfunding.net
- Donald A Ellison ellisonlaw@hotmail.com
- Weneta M Kosmala (TR) Weneta.Kosmala@7trustee.net,  
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,  
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com,  
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Karen A Ragland Karen.Ragland@fnf.com, dana.blackmore@fnf.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Gilbert B Weisman notices@becket-lee.com
- Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com

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

Lacee Kruper  
7284 E. Skyline Dr.  
Orange, CA 92867

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

Wells Fargo Home Mortgage  
Attn: Clay Wilder  
3476 Stateview Blvd.  
MAC #X7801-014  
Fort Mill, SC 29715