Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ *Individual appearing without attorney*
☒ *Attorney for:* RICHARD A. MARSHACK

FOR COURT USE ONLY

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

In re:
WAYNE KEITH JOHNSTON,

Debtor(s).

CASE NO.: 8:13-bk-15714-ES

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/20/2014	**Time:** 10:30 am
Location: Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701	

Type of Sale: ☐ Public ☒ Private **Last date to file objections**: 03/06/2014

Description of property to be sold:
Tenant in common interest of the Estate in certain real property located at 3340 Hilldale Drive, Lake Havasu, Arizona

Terms and conditions of sale: Subject to all liens, claims, and interests;
Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion;
"As is, where is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, termination fee;

Proposed sale price: $ 44,000.00

Overbid procedure (*if any*): No overbids

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

Property is being sold subject to all liens, claims, or other interests

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

Date: 02/26/2014

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:

870 Roosevelt, Irvine, CA 92620

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*) 02/26/2014, 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*) _____, 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.

☐ 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*) 02/26/2014, 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.

The Honorable Erithe A. Smith – via personal delivery
U.S. Bankruptcy Court
411 W. Fourth Street, Suite 5-097

☐ 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.

02/26/2014	Pamela Kraus	/s/ Pamela Kraus
Date	*Printed Name*	*Signature*

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: 870 Roosevelt Avenue, Irvine, CA 92620

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE** 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 **February 26, 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:

- ATTORNEY FOR WELLS FARGO: Marc Andrews sandra.g.mcmasters@wellsfargo.com
- INTERESTED PARTY: Alessandro G Assanti agassanti@gmail.com
- INTERESTED PARTY: Jared D Bissell wdk@wolffirm.com
- INTERESTED PARTY: Sheryl K Ith sith@cookseylaw.com
- INTERESTED PARTY: John H Kim jkim@cookseylaw.com
- TRUSTEE: Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@ecf.epiqsystems.com
- ATTORNEY FOR DEBTOR: Marvin Maurice Oliver moliverlaw@mindspring.com
- ATTORNEY FOR TRUSTEE: Kristine A Thagard kthagard@marshackhays.com, ecfmarshackhays@gmail.com
- U.S. TRUSTEE: United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- ATTORNEY FOR CREDITOR STEVEN J. WEST: J Scott Williams jwilliams@williamsbkfirm.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On _, 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.

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The Honorable Erithe A. Smith – via personal delivery
United States Bankruptcy Court
411 W. Fourth Street, 5-097
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.

February 26, 2014	Pamela Kraus	/s/ Pamela Kraus
Date	*Printed Name*	*Signature*