

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: 714-509-1760 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: ANDY DIAZ, Debtor(s).	CASE NO.: 8:13-bk-19194-CB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 09/06/2016	Time: 2:30 pm
Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 5165, Santa Ana, CA 92701-4593	

Type of Sale: Public Private **Last date to file objections:** 08/23/2016

Description of property to be sold: RESIDENTIAL REAL PROPERTY LOCATED AT 1309 W. CHAPMAN, FULLERTON, CA ("Property")

Terms and conditions of sale: Trustee has received an offer from Ferrawaty Effendi ("Buyer") to purchase the Property for \$450,000, "as is, where is", with no warranties or guaranties; free and clear of any interest of Thomas J. Knoll, Jr., the one-half owner of the Property, subject to the terms and conditions of a Stipulation re Resolution of Co-Owner's Interest in Real Property ("Knoll Stipulation"); subject to overbid as described below; sale of the Property free and clear of liens, with liens to attach to the proceeds; distribution of sales proceeds for the payment of the costs of sale (including broker/realtor commissions); all liens, including amounts due on trust deeds, property taxes and/or homeowner's*
Proposed sale price: \$ 450,000.00

*association dues or fees, reimbursement of up to \$1,500 for out-of-pocket, case-related expenses incurred by Clarence Yoshikane and according to demand in escrow and upon approval by Trustee prior to distribution

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): See Motion for full Overbid Procedure and forms;

The initial minimum overbid is \$464,000, which is approximately \$5,000 over the rounded gross price equivalent of the Offer to the Estate. Subsequent bidding increments shall be \$1,000, or such increments as the Court may establish.

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

Sale Hearing: September 6, 2016

Sale Time: 2:30pm

Location of Hearing:

United States Bankruptcy Cour

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

Tel: 714-606-5765, Mobile

clarence.yoshikane@gmail.com

Date: 07/27/2016

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)* 07/28/2016, 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)* 07/28/2016, 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 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.

07/28/2016
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”):

- Joely Khanh Linh Bui wdk@wolffirm.com
- Michael J Carras mike@cocalaw.com, donna@cocalaw.com
- Fritz J Firman firmanweber@Yahoo.com, centralservice.firmanweber@gmail.com
- Brandye N Foreman cdcaecf@bdfgroup.com
- Michael Jones mike@mjthelawyer.com, michaeljonesmyecfmail@gmail.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
- Matthew Rosene mrosene@enterprisecounsel.com
- Sara Tidd sara@mjonesandassociates.com, michaeljonesmyecfmail@gmail.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Joseph A Weber firmanweber@yahoo.com, centralservice.firmanweber@gmail.com

2. SERVED BY UNITED STATES MAIL:

Andy Diaz
2436 Clarke Avenue
Fullerton, CA 92831

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

Thomas Knoll
1525 East Chapman Ave.
Fullerton, CA 92831-4013