

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 Email: emoriarty@kosmalalaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeffrey I. Golden, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: SCOTT M. JOHNSON, Debtor(s).	CASE NO.: 8:14-bk-11686-CB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/05/2016	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:** 12/22/2015

Description of property to be sold: Real Property located at 348 Kepps Crossing, Iona, Idaho 83427
One Half ownership of 439 acres of vacant land located at 348 Kepps Crossing, Iona, ID 83427.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$30,750 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: \$ 648,000.00

Overbid procedure (if any): Overbid increments: \$5,000 initial / \$1,000 thereafter. \$30,750 earnest money deposit

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

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

Paul Blaskovich
Century 21 High Desert
700 S. Woodruff Ave
Idaho Falls, ID 83401

phone: 208.524.2121
mobile: 208.716.0406

Date: 11/23/2015

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)* 11/23/2015, 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)* 11/23/2015, 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.

11/23/2015
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”):

- Steven R Fox emails@foxlaw.com
- Jeffrey I Golden (TR) ljones@wglp.com,
jig@trustesolutions.net;kadele@wglp.com;lfisk@wglp.com
- Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Brian J Soo-Hoo ecf@bankruptcylawpros.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Scott M Johnson
56 Calle Del Norte
RanchoSantaMargarita, CA 92688

Law Firm of Tom Nematbakhsh, APLC
Attn: Tahamtan Tommy Nematbakhsh
2030 Main St Ste 1300
Irvine, CA 92614

Paul Blaskovich
Century 21 High Desert
700 S. Woodruff Ave
Idaho Falls, ID 83401

James Billman
Coldwell Banker Eagle Rock
576 Third Street
Idaho Falls, ID 83401