

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>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</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
--	---------------------------

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

<p>In re: GURPREM KANG AND SURINDER KANG,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:18-bk-12471-TA CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
--	--

<p><b>Sale Date:</b> 04/09/2019</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> United States Bankruptcy Court, 411 W. Fourth Street, Suite 5085, Santa Ana, CA 92701-4593</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/25/2019

**Description of property to be sold:** Real Property Located at 7011 E. Villanueva Drive, Orange, CA 92867 ("Real Property")

**Terms and conditions of sale:** 1) Approving the sale of the Estate's interest in Real Property to Jason Gurtovoy ("Buyer") for \$825,000, or the highest overbidder, pursuant to 11 U.S.C. § 363, free and clear of the liens, including the liens of the IRS and FTB. 2) Approving Trustee's proposed overbid procedures. 3) Authorizing Disbursement of Proceeds; and 4) Requiring Turnover of Property by all Occupants.

**Proposed sale price:** \$ 825,000.00

**Overbid procedure (if any):** See overbid procedures as set forth in the motion.

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

Sale Hearing:

Date: 04/09/2019

Time: 11:00 a.m.

Ctrm: 5B

Location:

United States Bankruptcy Court  
411 W. Fourth Street, Suite 5085  
Santa Ana, CA 92701-4593

**Contact person for potential bidders (include name, address, telephone, fax and/or 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](mailto:emoriarty@kosmalalaw.com)

Date: 03/15/2019

## 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)* 03/15/2019, 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)* 03/15/2019, 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 Theodor C. Albert  
United States Bankruptcy Court  
411 W. Fourth Street, Suite 5085  
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.

03/15/2019  
*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”):**

- Frederic J DiSpigna fdispigna@mlg-defaultlaw.com, bkecf@mlg-defaultlaw.com
- Jamie D Hanawalt ecfcacb@aldridgepite.com, jhanawalt@ecf.inforuptcy.com
- James D. Hornbuckle jdh@cornerstonelawcorp.com
- Laurie Howell laurie.howell@tflglaw.com
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,  
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Alexander K Lee ecfcacb@aldridgepite.com, ak1@ecf.courtdrive.com
- Megan E Lees caecf@tblaw.com, MEL@ecf.inforuptcy.com
- Kelsey X Luu Kelsey.Luu@mtglawfirm.com,  
Jenelly.Goldade@mtglawfirm.com;Kelsey.Luu@mtglawfirm.com
- Erin P Moriarty emoriarty@kosmalalaw.com,  
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Najah J Shariff najah.shariff@usdoj.gov, USACAC.criminal@usdoj.gov
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Robert P Zahradka caecf@tblaw.com, RPZ@tblaw.com

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

Gurprem Kang and  
Surinder Kang  
7011 E. Villanueva Drive  
Orange, CA 92867

Any Occupants of  
7011 E. Villanueva Drive  
Orange, CA 92867