

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Jeffrey I. Golden, State Bar No. 133040 jgolden@go2.law Ryan W. Beall, State Bar No. 313774 rbeall@go2.law GOLDEN GOODRICH LLP 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone 714-966-1000; Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Weneta M.A. Kosmala</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: EDWARD CHARLES JOHN MOLLE,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:22-bk-11109-TA CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/27/2024</p>	<p>Time: 11:00 am</p>
<p>Location: United States Bankruptcy Court, Courtroom 5B, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 08/13/2024

Description of property to be sold: All of the Debtor's right, title and interest in 13215 Lakeview Avenue NW, Poulsbo, Washington 98370, consisting of parcel no. 4430-003-039-0100 and parcel no. 4430-003-001-0005.

Terms and conditions of sale: See attached Notice of Hearing on Chapter 7 Trustee's Motion for Order:
(1) Authorizing Sale of Property of the Estate Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. Sections 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder and Back-Up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. Section 363(m); (4) Authorizing Payment of Ordinary Costs of Sale ("Notice").

Proposed sale price: \$ 70,000.00

Overbid procedure (if any): Overbid increments: \$1,000.00 initial / \$1,000.00 thereafter. \$6,000.00 earnest money deposit. See attached Notice regarding the overbid procedures.

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

Sale Date: August 27, 2024 at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Santa Ana Division

411 West Fourth Street, Santa Ana, California 92701

Judge Albert will conduct the hearing remotely using ZoomGov audio and video. Video and audio connection information for the hearing will be provided on Judge Albert's publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=TA>.

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

Ryan W. Beall

Golden Goodrich LLP

3070 Bristol Street, Suite 640, Costa Mesa, CA 92626

(714) 966-1000 tel.; (714) 966-1002 fax

rbeall@go2.law

Nicolas Lind

Commencement Bay Brokers

2601 N. Alder St, Tacoma, WA 98407

(253) 851-2897

nic@commencementbrokers.com

Date: 08/06/2024

Overbid Procedures - Case No. 8:22-bk-11109-TA

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the Sale to ensure the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$71,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as **Exhibit 5**;
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the Sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the Sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$6,000.00 (\$5,000.00 plus \$1,000.00) ("Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Edward Charles John Molle, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left-hand corner of the first page of this Motion) by no later than **4:00 p.m.**, Pacific Standard Time, two business days prior to the scheduled hearing ("Overbid Deadline"). In

her absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the Sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the Sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit, other than the Overbid Deposit, shall be given to the purchaser or overbidder(s).

6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the Sale of the Property to the Successful Bidder.

1 **GOLDEN GOODRICH LLP**
Jeffrey I. Golden, State Bar No. 133040
2 jgolden@go2.law
Ryan W. Beall, State Bar No. 313774
3 rbeall@go2.law
3070 Bristol Street, Suite 640
4 Costa Mesa, California 92626
Telephone 714-966-1000
5 Facsimile 714-966-1002

6 Attorneys for Chapter 7 Trustee
Weneta M.A. Kosmala
7

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

10 In re
11 EDWARD CHARLES JOHN MOLLE,
12 Debtor.

Case No. 8:22-bk-11109-TA

Chapter 7

**NOTICE OF HEARING ON CHAPTER 7
TRUSTEE’S MOTION FOR ORDER:**

- 13 (1) **AUTHORIZING SALE OF REAL PROPERTY
FREE AND CLEAR OF LIENS, CLAIMS,
14 AND INTERESTS PURSUANT TO 11 U.S.C.
§§ 363(b) AND (f);**
15 (2) **APPROVING OVERBID PROCEDURES;**
16 (3) **APPROVING BUYER, SUCCESSFUL
BIDDER, AND BACK-UP BIDDER AS
17 GOOD-FAITH PURCHASER PURSUANT TO
11 U.S.C. § 363(m); AND**
18 (4) **AUTHORIZING PAYMENT OF ANY
UNDISPUTED LIENS, REAL ESTATE
19 BROKER’S COMMISSIONS AND OTHER
ORDINARY COSTS OF SALE**

20 [13215 Lakeview Avenue NW, Poulsbo, WA
98370, parcel nos. 4430-003-039-0100 and
21 4430-003-001-0005]

22 **Remote Hearing:**

23 **DATE: August 27, 2024**

TIME: 11:00 a.m.

24 **PLACE: Courtroom 5B**

411 West Fourth Street

Santa Ana, California 92701

25
26 (Hearing to be conducted using ZoomGov
audio and video)
27
28

1 **TO THE DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND**
2 **ALL PARTIES IN INTEREST:**

3 **PLEASE TAKE NOTICE** that on **August 27, 2024, at 11:00 a.m.** in the United
4 States Bankruptcy Court for the Central District of California, Santa Ana Division, located
5 at 411 W. Fourth Street, Santa Ana, California, in Courtroom 5B, the Court will hold a
6 hearing on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of*
7 *Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving*
8 *Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as*
9 *Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of*
10 *any Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of*
11 *Sale ("Motion")*¹ filed by Weneta M.A. Kosmala, the chapter 7 trustee ("Trustee") for the
12 bankruptcy estate ("Estate") of Edward Charles John Molle ("Debtor"), which seeks an
13 order:

14 1. finding that notice of the Motion was proper and adequate;

15 2. finding that the Trustee's marketing of the Property was adequate and
16 proper;

17 3. approving the Purchase Agreement (defined below) and the sale of the real
18 property located at 13215 Lakeview Avenue NW, Poulsbo, Washington 98370, consisting
19 of parcel no. 4430-003-039-0100 and parcel no. 4430-003-001-0005 (together,
20 "Property"), as is, where is, with all faults, without warranty or recourse, but free and clear
21 of any and all liens, claims, and interests (described below), together with all
22 improvements, as well as all easements and appurtenances pursuant to 11 U.S.C.
23 §§ 363(b) and (f);

24 a. to Bienvenido Bernardo and Celia Bernardo (together, "Buyer"), for
25 \$70,000.00 ("Purchase Price") pursuant to the terms of the *Vacant Land Purchase*
26 *and Sale Agreement*, the addenda attached thereto, and the separate *Addendum*
27 *to Purchase Agreement* (together, "Purchase Agreement") attached as Exhibit 5 to
28 the Motion; or

b. to the successful bidder whose purchase offer for the Property is
accepted by the Trustee at the hearing on the Motion;

4. approving the overbid procedures set forth in the Motion as summarized
below;

5. approving the Buyer, the successful bidder, and the back-up bidder as a
"good faith" purchaser under § 363(m) of the Bankruptcy Code;

6. authorizing the return of any Overbid Deposit without further court order to
those whose bids are not deemed to be the Successful Bid;

7. authorizing the Trustee to pay, from the Net Proceeds, any tax liability to the
Estate from the sale;

8. authorizing the Trustee to pay, through escrow, from the proceeds of the
sale and without further order of the Court: (1) real property taxes and assessments
prorated as of the close of escrow; (2) the broker's commission; and (3) any escrow fees,

¹ All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

1 title insurance premiums and other ordinary and typical closing costs and expenses
2 payable by the Trustee pursuant to the Purchase Agreement or in accordance with local
3 custom;

3 9. determining that the sales proceeds remaining after payment of the items
4 set forth above (“Net Proceeds”) will not be disbursed without further order of this Court;

5 10. authorizing the Trustee to take any and all necessary actions to
6 consummate the sale of the Property;

6 11. waiving any requirements for lodging periods of the order approving the
7 Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy
8 rules; and

8 12. waiving the stay of the order approving the Motion imposed by Federal Rule
9 of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

10 Any tax liability resulting from the sale may be offset by other losses of the Estate
11 and the administrative costs of administration of the Estate, and will be paid from the net
12 sale proceeds.

11 **PLEASE TAKE FURTHER NOTICE** that the Trustee seeks to sell the Property free
12 and clear of any and all liens, claims, and interests. According to the ALTA Commitment
13 prepared by Pacific Northwest Title (“Title”) with an effective date of July 11, 2024 (“Title
14 Report”), a copy of which is attached as Exhibit 3 to the Motion, the following relevant
15 items have been recorded against the Property:

15 Items 4 – 17 – delinquent general and special taxes and charges for 2016
16 through 2024, totaling \$6,701.78 (plus interest).

16 Item 18 - deed of trust to secure an original indebtedness of \$1,130.55
17 owing to James C. Martin and Juanita J. Martin, recorded on November 15, 1993
18 as auditor’s file no. 9311150301 (“Martin Lien”).

18 Item 19 – a deed of trust to secure an original indebtedness of \$7,500.00
19 owing to Robert A. Henry and Dona Mae Henry, Trustees under Robert and Dona
20 Henry Revocable Trust, dated January 29, 1993, recorded on November 15, 1993
21 as auditor’s file no. 9311150307 (“Henry Lien”).

21 Item 20 – a deed of trust to secure an original indebtedness of \$3,050.00
22 owing to Ralph Russell Barnes, recorded on November 15, 1993, as auditor’s file
23 no. 9311150314 (“Barnes Lien”).

23 The Martin Lien, the Henry Lien and the Barnes Lien (together, “Purported Liens”)
24 are disputed since they are more than 30 years old. The Debtor is *pro se* and the Trustee
25 is unable to obtain any information from the Debtor about these liens. The Debtor did not
26 schedule the Purported Liens. The Trustee intends to give notice of this sale to the
27 holders of the Purported Liens, but anticipates that such sale will be completed without
28 payment to any Purported Liens.

26 Pursuant to the Purchase Agreement, real property taxes and assessments are to
27 be prorated between the Trustee and the Buyer through escrow as of the closing.

28 According to the Court’s register of claims, a copy of which is attached as Exhibit 4
to the Motion, the following relevant proofs of claim have been filed:

Golden Goodrich LLP
3070 Bristol Street, Suite 640
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

Claim Number	Claimant	Date Filed	Claim Amount/ Classification	Basis
5-1	Kitsap County Treasurer	10/14/2022	\$7,119.52 – secured	Delinquent property taxes (parcel 4430-003-039-0100)
6-1	Kitsap County Treasurer	10/14/2022	\$191.33 - secured	Delinquent property taxes (parcel 4430-003-001-0005)

Claim 5-1 filed by Kitsap County Treasurer (“Kitsap County”) asserts a secured claim against parcel 4430-003-039-0100 in the amount of \$7,119.52.

Claim 6-1 filed by Kitsap County asserts a secured claim against parcel 4430-003-001-0005 in the amount of \$191.33

The Trustee reserves the right to object to the validity, scope and priority of any disputed liens, claims and interest that have been or will be asserted against the Property.

Below is a calculation of the approximate net sale proceeds to the Estate:

Purchase Price	\$70,000.00
Broker commission	- 7,500.00
Title, taxes, recording, escrow and other charges	- 16,387.89
Credit for taxes	(295.49)
Approximate Net proceeds	=46,407.60

PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and must be submitted to the Trustee’s counsel whose address is listed in the top left hand corner of the first page of the instant Notice. Overbids are due by 4:00 p.m., Pacific Standard Time, two business days prior to the scheduled hearing.

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be approved by the Court are as follows:

1. Qualifying bidders (“Qualifying Bidder”) shall:
 - a. Bid at least \$71,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached as Exhibit 5 to the Motion;
 - c. Be financially qualified, in the Trustee’s exercise of her sound business judgment, to close the Sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the Sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$6,000.00 (\$5,000.00 plus \$1,000.00) (“Overbid Deposit”) payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Edward Charles John Molle, in the form of a cashier’s check,

Golden Goodrich LLP
 3070 Bristol Street, Suite 640
 Costa Mesa, California 92626
 Tel 714-966-1000 Fax 714-966-1002

1 which Overbid Deposit shall be non-refundable if the bid is
2 deemed to be the Successful Bid, as defined in paragraph 4
3 below. The Overbid Deposit, written offer, and evidence of
4 financial qualification must be delivered to the Trustee's
5 counsel (at the address shown in the upper left hand corner of
6 the first page of this Motion) by no later than **4:00 p.m.**, Pacific
Standard Time, two business days prior to the scheduled
hearing ("Overbid Deadline"). In her absolute and sole
discretion, the Trustee shall have the right to accept additional
overbids submitted prior to the hearing but after the Overbid
Deadline.

7 2. At the hearing on the Motion, only the Buyer and any party who is
8 deemed a Qualifying Bidder shall be entitled to bid.

9 3. Any incremental bid in the bidding process shall be at least \$1,000.00
10 higher than the prior bid.

11 4. At the hearing on the Motion and upon conclusion of the bidding
12 process, the Trustee shall decide, subject to Court approval, which of the bids is
13 the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder
14 who is accepted by the Trustee as the successful bidder ("Successful Bidder") must
15 pay all amounts reflected in the Successful Bid in cash at the closing of the Sale.
16 At the hearing on the Motion, and upon conclusion of the bidding process, the
17 Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be
18 the bidder with the next best bid. Should the Successful Bidder fail to close escrow
19 on the Sale of the Property, the Trustee may sell the Property to the Back-Up
Bidder without further Court order.

20 5. Overbids shall be all cash and no credit, other than the Overbid
21 Deposit, shall be given to the purchaser or overbidder(s).

22 6. Upon the conclusion of the auction, any Overbid Deposits, other than
23 the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be
24 promptly returned. The deposit of the Back-Up Bidder will be returned promptly
following the close of escrow for the Sale of the Property to the Successful Bidder.

25 The Motion is based upon the Memorandum of Points and Authorities, the
26 Declarations of Weneta M.A. Kosmala, Nicolas Lind, Bienvenido Bernardo and Celia
27 Bernardo and the Exhibits attached to the Motion, all pleadings, papers and records on file
28 with the Court, and on such other evidence, oral or documentary, as may be presented to
the Court at the time of the hearing on the Motion.

Judge Albert will conduct the hearing remotely using ZoomGov audio and
video. Video and audio connection information for the hearing will be provided on Judge
Albert's publicly posted hearing calendar, which may be viewed online at: [http://ecf-
ciao.cacb.uscourts.gov/CiaoPosted/?jid=TA](http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=TA).

Your Rights May Be Affected. You should read these papers carefully and
discuss them with your attorney, if you have one. (If you do not have an attorney, you
may wish to consult one.)

Deadline for Opposition Papers. The Motion is being heard on regular notice
pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written
response with the Court and serve a copy of it upon the Movant or Movant's attorney at

1 the address set forth above no less than **14 days** prior to the above hearing date. If you
2 fail to file a written response to the Motion within such time period, the Court may treat
such failure as a waiver of your right to oppose the Motion and may grant the requested
relief.

3
4 **Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure.** The
undersigned hereby verifies that the above hearing date and time were available for this
type of Motion according to the judge's self-calendaring procedures.

5
6 **PLEASE TAKE FURTHER NOTICE** that any party requesting a copy of the Motion
or any supporting documents filed with the Court with respect to the Motion may contact
counsel for the Trustee, Ryan W. Beall, Golden Goodrich LLP by email at rbeall@go2.law,
7 by mail at 3070 Bristol Street, Suite 640, Costa Mesa, California 92626, or by telephone at
(714) 966-1000.

8
9 GOLDEN GOODRICH LLP

10 Dated: August 6, 2024

By: /s/ Ryan W. Beall
Jeffrey I. Golden
Ryan W. Beall
Attorneys for Chapter 7 Trustee
Weneta M.A. Kosmala

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Golden Goodrich LLP
3070 Bristol Street, Suite 640
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

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:

3070 Bristol Street, Suite 640, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON CHAPTER 7 TRUSTEE'S MOTION FOR ORDER: (1) AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f); (2) APPROVING OVERBID PROCEDURES; (3) APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); AND (4) AUTHORIZING PAYMENT OF ANY UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS 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 indicated 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*) **August 6, 2024**, 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*) **August 6, 2024**, 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*) **August 6, 2024**, 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.

offers@commencementbrokers.com	Commencement Brokers
nic@commencementbrokers.com	Nicolas Lind
emily@commencementbrokers.com	Emily Lind
bernardobien@outlook.com	Bienvenido Bernardo, Buyer
teamflugstad@rainiertitle.com	Shannon Flugstad, Rainier Title
shelleyh@pnwtkitsap.com	Shelley Hill, Pacific Northwest Title

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.

August 6, 2024	David M. Fitzgerald	<i>David M. Fitzgerald</i>
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Weneta M.A. Kosmala (TR) ecf.alert+Kosmala@titlexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;sdk@txitrustee.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL:

~~Edward Charles John Molle
26311 Spring Creek Cir
Lake Forest, CA 92630~~

DEBTOR

MAIL RETURNED 2/27/24 UTF

Edward C. Molle
1016 S Hopi Ave
Parker, AZ 85344-5134

DEBTOR

Interested Parties:

Bienvenido Bernardo
Celia Bernardo
13647 Connor Loop NW
Silverdale, WA 98383

Creditors:

~~A Healthcare Receivables
Management Company
2224 W. Northern Ave D100-
Phoenix, AZ 85021-4928~~

MAIL RETURNED 2/23/2024 UTF

American Express
200 Vesey St
New York, NY 10285-1000

Commencement Bay Brokers
2601 N. Alder Street
Tacoma, WA 98407

Common Spirit
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Credit Collection Services
Po Box 9134
Needham, MA 02494-9134

Extra Space Storage
20 Post
Irvine, CA 92618-5223

Employment Development Department
Bankruptcy Group MIC 92E
PO BOX 826880
Sacramento, CA 95814

Kitsap County Assessor
614 Division St. MS-22
Port Orchard, WA 98366

James C. Martin and Juanita J. Martin
8282 Silverdale Way
Silverdale, WA 98383

Robert A. Henry and Dona Mae Henry
37460 3rd St. Neahkaknie
Nehalem, OR 97131

Ralph Russell Barnes
1530 Bella Vista Dr.
Hemet, CA 92343

~~First Premier Bank
601 S. Minnesota Ave
Sioux Falls, SD 57104-4868~~
MAIL RETURNED 2/22/2024 UTF

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

~~Franciscan Health
22180 Olympic College Way
Poulsbo, WA 98370-6664~~
MAIL RETURNED 2/21/2024 UTF

Internal Revenue Service
P.O.Box 7346
Philadelphia, PA 19101-7346

Kitsap County Treasurer
614 Division St
MS-32
Port Orchard, WA 98366

MEMORIALCARE
PO Box 230
Long Beach, CA 90801-0230

Midland Funding
2365 Northside Dr. Ste 30
San Diego, CA 92106

Payday Money Centers
23775 EL TORO RD B
Lake Forest, CA 92630-4769

Portfolio Recovery Associates, LLC
PO BOX 12914
Norfolk, VA 23541-0914

(p)Portfolio Recovery Associates, LLC
PO Box 41067
Norfolk VA 23541-1067

Quantum3 Group LLC as agent for
Catholic Health Initiatives
PO Box 788
Kirkland, WA 98083-0788

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:
3070 Bristol Street, Suite 640, Costa Mesa, CA 92626

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)* 08/06/2024, 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:

Weneta M.A. Kosmala (TR) ecf.alert+Kosmala@titledxi.com, wkosmala@txitrustee.com;dmf@txitrustee.com;
sdk@txitrustee.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

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)* _____, 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.

08/06/2024
Date

David M. Fitzgerald
Printed Name

David M. Fitzgerald
Signature