

Debtor(s).

F 6004-2.NOTICE.SALE

Overbid procedure (if any): Trustee has (1) negotiated an increase in the purchase price with the Buyer from \$178,000 to 183,500; (2) negotiated reduced compensation for the real estate agent, and (3) negotiated a reduction of the total payoff of the deed of trust holder; Because these concessions are dependent upon the "package deal" Trustee is not proposing that the offer be subject to overbid.

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

Sale Date: 08/19/2014

Sale Time: 2:30 p.m.

Court Room: 5D

Location:

United States Bankruptcy Court

411 W. Fourth Street, Suite 5165

Santa Ana, CA 92701-4593

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

Date: 07/25/2014

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:

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)* 07/25/2014, 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)* 07/25/2014, 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
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.

07/25/2014 Janine Fountain
Date *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, joely.bui@wolffirm.com
- Michael Jones mike@mjthelawyer.com, michaeljonesmyecfmail@gmail.com
- Weneta M Kosmala (TR) wkosmala@kosmalalaw.com,
ecf.alert+Kosmala@titlexi.com;dfitzger@kosmalalaw.com;kgeorge@kosmalalaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Arthur G Newton artnewton@earthlink.net
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Andy Diaz
2436 Clarke Avenue
Fullerton, CA 92831