Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
David A. Tilem (Bar No. 103825) Michael Avanesian (Bar No. 278685) Law Offices of David A. Tilem 206 N. Jackson Street, Suite 201 Glendale, CA 91206 Tel: (818) 507-6000 * Fax: (818) 507-6800 Email: MichaelAvanesian@TilemLaw.com ☐ *Individual appearing without attorney* ☒ *Attorney for:* Debtors	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re:	CASE NO.: 2:13-bk-26389-RK CHAPTER: 11
Mario Piumetti and Ana Piumetti Debtor(s).	AMENDED **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 07/22/2014	**Time:** 3:30 pm
Location: Courtroom 1675, 255 E. Temple Street Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 07/08/2014

Description of property to be sold: Commonly known as 837 Greenridge Drive La Canada, CA 91011
Lot 40 of Tract No. 33531, in the City of La Canada Flintridge, County of Los Angeles, State of California, as per map recorded in Book 992, Pages 2 to 12 inclusive of maps, in the office of the County Recorder of said County as corrected by certain certificate of correction recorded January 25, 1982 as instrument no. 82-87514 of official records.
APN: 5817-040-023

Terms and conditions of sale: $1,000,000 cash and $890,000 financed by bank.
The Property shall be sold free and clear of all liens and other interests. The complete sale terms and conditions are set forth in the purchase agreement, a copy of which may be obtained from the contact person listed below. The sale is subject to overbid proceedures and court approval as described below. The sale is conditioned on a full payoff of the first and second lienholders.

Proposed sale price: $ 1,890,000.00

Overbid procedure (*if any*): See attached Overbid Procedures

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

July 22, 2014 at 3:30 p.m. in Courtroom 1675 located on the 16th floor. 255 E. Temple Street, Los Angeles, California 90012.

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

Michael Avanesian
Law Offices of David A. Tilem
206 N. Jackson Street, Suite 201
Glendale, CA 91206
Tel: (818) 507-6000 * Fax: (818) 507-6800
Email: MichaelAvanesian@TilemLaw.com

Date: 07/02/2014

Overbid Procedures

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process;

(2) The first overbid will be defined as the first bid which exceeds the original offer of $1,890,000 by at least $30,000. Each subsequent bid must be in increments of $30,000;

(3) overbidders (except for the Buyer) must deliver a deposit to the Debtor's counsel by way of cashier's check made payable to "The Law Offices of David A. Tilem Client Trust Account" in the amount of $190,000 (the "Deposit") and proof of ability to close unconditionally in a form acceptable to Debtor's counsel at least 7 days prior to the hearing on the Motion;

(4) overbidders must purchase the Property on the same terms and conditions as the Buyer;

(5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of an order confirming the sale;

(6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Debtor shall be authorized to proceed with the sale to the next highest overbidder; and

(7) the Debtors may cancel the sale of the Property up to 45 days after entry of the order confirming the sale or at any later date that is agreed upon by Debtor and the overbidder.

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:

206 North Jackson Street, Sutie 201, Glendale, CA 91206

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*) 07/01/2014, 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*) 07/02/2014, 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.

☒ 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*) 07/02/2014, 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.

DDS Messenger (to deliver on 7/2/14)
Honorable Robert Kwan: United States Bankruptcy Court, 255 East Temple Street, Suite 1682, Los Angeles, CA 90012

☐ 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.

07/02/2014	Malissa Murguia	Malissa Murguia
Date	*Printed Name*	*Signature*

Service List

Mario Piumetti
Ana Piumetti
3508 Eagle Rock Blvd.
Los Angeles, CA 90065

Assertive Security
20501 Ventura Blvd., #275
Woodland Hills, CA 91364

Avenue 35 Construction
3508 Eagle Rock Blvd
Los Angeles, CA 90065

Bank Of America
Post Office Box 5170
Simi Valley, CA 93062-5170

Charles W. Funaro
221 East Walnut Street, #255
Pasadena, CA 91101

Chase
Post Office Box 78420
Phoenix, AZ 85062-8420

Citizens Business Bank
Special Assets Department
701 North Haven Avenue
Ontario, CA 91764

Debby Watson
Public Agency Law Group
222 North Sepulveda Blvd, Suite 1690
El Segundo, CA 90245

McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

FIA Card Services, N.A.
Post Office Box 15102
El Paso, TX 79998-2238

Jorge Vergara
2820 3/4 West Avenue 30
Los Angeles, CA 90065

Jose Enrique Gallo Real
Claudia Razones
2839 West Avenue 30
Los Angeles, CA 90065

Juan Barraza
2820 West Avenue 30
Los Angeles, CA 90065

Lorena Jarquin
2820 1/2 West Avenue 30
Los Angeles, CA 90065

Sherman Wong
7566 West 82nd Street
Playa Del Rey, CA 90293

Union Bank Of California
C/O First Bankcard
Post Office Box 2818
Omaha, NE 68103-2818

VCI Construction
1921 West 11th Street
Upland, CA 91786

JP Morgan Chase Bank, NA
Attn: Correspondence Mail
Mail Code LA4-555
700 Kansas Lane
Monroe, LA 71203

Dijulio Law Group
330 North Brand Boulevard #702
Glendale, CA 91203

First National Bank of Omaha
1620 Dodge Street
Stop Code 3105
Omaha, NE 68197

Los Angeles County Treasurer and Tax Collector
Post Office Box 54110
Los Angeles, CA 90054-0110

Securities and Exchange Commission
5670 Wilshire Boulevard, 11th Floor
Los Angeles, CA 90036-3648

M&T Bank
Post Office Box 1288
Buffalo, NY 14240

Robert Wilmers, CEO
M&T Bank
One M and T Plaza, 12th Floor
Buffalo, NY 14203-2399

Attn: General Counsel
M&T Bank Corporation
One M & T Plaza, 12th Floor
Buffalo, NY 14203-2399

Buyer
Yuhai Niu
c/o Peter Cheng
IRN Realty
556 W. Las Tunas Drive, #101
Arcadia, CA 91007

Not Deliverable
Frank Piumetti
3121 Eagle Rock Boulevard
Los Angeles, CA 90065

Chase
Post Office Box 7840
Phoenix, AZ 85062

Miguel Martinez
Maria Martinez
2841 West Avenue 30
Los Angeles, CA 90065

Ezequiel Juarez
2841 1/2 West Avenue 30
Los Angeles, CA 90065

Virginia Jacquez
2839 1/2 West Avenue 30
Los Angeles, CA 90065