Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

ROBERT A. HESSLING
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☐ Individual *appearing without attorney*
☒ *Attorney for*: Timothy J. Yoo, Chapter 7 Trustee

FOR COURT USE ONLY

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

In re:

JOSE I. HERNANDEZ AND ALISIA PLASENCIA MARIA HERNANDEZ,

Debtor(s)

CASE NO.: 2:14-bk-29447-RK

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: October 6, 2015 **Time:** 2:30 p.m.

Location: Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: September 22, 2015

Description of property to be sold: all of the Trustee's right, title and interest in residential real property commonly described as 3827 Akina Avenue, Perris, California ("Property")

Terms and conditions of sale: as-basis, without any warranties or representations, and free and clear of liens and encumbrances, with such liens and encumbrances to attach to the sale proceeds

Proposed sale price: $255,000

Overbid procedure (*if any*): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least $25,500 in the form of a cashier's check, payable to "Timothy J. Yoo, Chapter 7 Trustee." In addition, the initial overbid for the Property must be $260,000, and all subsequent overbids with respect to the Property must be in increments of $1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
October 6, 2015 at 2:30 p.m. in Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

Contact person for potential bidders (*include name, address, telephone, fax and/or email* address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152; e-mail: *rhessling@gmail.com*

Date: September 14, 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: 3853 Meadow Park Lane, Torrance, CA 90505.

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 September 14, 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 September 14, 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.

☒ 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 _____, 2015, 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.

September 14, 2015	Robert A. Hessling	
Date	*Printed Name*	*Signature*

ADDITIONAL SERVICE INFORMATION (if needed):

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

Debtors' Counsel William G Cort williamgcortdocuments@gmail.com
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com
Nancy L Lee bknotice@rcolegal.com, nlee@rcolegal.com;RCO@ecf.inforuptcy.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
Trustee Timothy Yoo (TR) tjytrustee@lnbrb.com, tyoo@ecf.epiqsystems.com

2. **SERVED BY U.S. MAIL**

Debtors
Jose I. Hernandez
Alisia Plasencia Maria Hernandez
4208 Lindell Ave.
Pico Rivera, CA 90660-1721

Presiding Judge's Copy
Honorable Robert Kwan
United States Bankruptcy Court
255 E. Temple St., Suite 1682
Los Angeles, CA 90012-3332

Lienholder
Green Tree Servicing
P.O. Box 6172
Rapid City, SD 57709-6172

Green Tree Servicing, LLC
c/o Nationwide Title Clearing, Inc.
2100 Alt. 1900 North
Palm Harbor, FL 34683

Buyers
Pedro Mendez
Laura Mendez
c/o Guadalupe Parra
Century 21 Town & Country
3700 Inland Empire, Suite 150
Ontario, CA 91764