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

ERIC P. ISRAEL (State Bar No. 132426)
eisrael@dgdk.com
MICHAEL G. D'ALBA (State Bar No. 264403)
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DANNING, GILL, DIAMOND & KOLLITZ, LLP
1900 Avenue of the Stars, 11th Floor
Los Angeles, California 90067-4402
Telephone: (310) 277-0077
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☐ *Individual appearing without attorney*
☒ *Attorney for:* Brad D. Krasnoff, Chapter 7 Trustee

FOR COURT USE ONLY

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

In re:
JORGE LEDIN HERNANDEZ,

Debtor(s).

CASE NO.: 2:14-bk-30524-RN
CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/20/2015	**Time:** 9:30 am
Location: Courtroom 1645, 255 E. Temple St., Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 10/06/2015

Description of property to be sold: Parcel of real property commonly known as:
17082 La Tierra Circle, Fontana, CA 92337

Terms and conditions of sale:
The sale is to be "as is" and "where is" with no warranty or recourse whatsoever. The Court will entertain higher and better bids at the time of the hearing on the Motion.

Proposed sale price: $ 335,000.00

Overbid procedure (*if any*): Overbidders must appear at the hearing, submit the overbid before or at the hearing; deposit with Trustee before or at hearing a cashier's check in the amount of $10,000 payable to "Brad D. Krasnoff, as Chapter 7 Trustee of the estate of Jorge Ledin Hernandez." The minimum overbid amount is $340,000.

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

Date: October 20, 2015
Time: 9:30 a.m.
Place: United States Bankruptcy Court
Courtroom 1645
255 E. Temple St.
Los Angeles, CA 90012

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

MICHAEL G. D'ALBA
mdalba@dgdk.com
DANNING, GILL, DIAMOND & KOLLITZ, LLP
1900 Avenue of the Stars, 11th Floor
Los Angeles, California 90067-4402
Telephone: (310) 277-0077
Facsimile: (310) 277-5735

Date: 09/17/2015

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 1900 Avenue of the Stars, 11th Floor, Los Angeles, CA 90067-4402.

A true and correct copy of the foregoing document entitled (*specify*): 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 17, 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 17, 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 September 17, 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.

VIA PERSONAL DELIVERY BY ALSSI ON SEPTEMBER 18, 2015
The Honorable Richard M. Neiter
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1652
255 E. Temple Street
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.

September 17, 2015	Cindy Cripe	Cindy Cripe
Date	*Printed Name*	*Signature*

ADDITIONAL SERVICE INFORMATION (if needed):

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

Brad D Krasnoff (TR) jmcdaniel@dgdk.com, bkrasnoff@ecf.epiqsystems.com

Eric P Israel on behalf of Trustee Brad D Krasnoff (TR) eisrael@dgdk.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Eric P Israel on behalf of Interested Party Courtesy NEF eisrael@dgdk.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Mark T. Domeyer on behalf of Interested Party Courtesy NEF wdk@wolffirm.com, mark.domeyer@wolffirm.com

Merdaud Jafarnia on behalf of Creditor Deutsche Bank National Trust Company, As Trustee For Morgan Stanley Abs Capital I Inc. Trust 2006-He3, Its Assignees And/Or Successors, By And Through Its Servicing Agent America's Servicing Comp bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com

Michael G D'Alba on behalf of Trustee Brad D Krasnoff (TR) mgd@dgdk.com, DanningGill@gmail.com;mdalba@ecf.inforuptcy.com

United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

Debtor
Jorge Ledin Hernandez
8840 Stoakes Avenue
Downey, CA 90240-2327

United States Trustee
915 Wilshire Boulevard, Suite 1850
Los Angeles, CA 90012

Norma E. Centeno
17082 La Tierra Circle
Fontana, CA 92337

Elisa Solis – Buyers' Broker
Coldwell Banker Residential
Brokerage
15 East Foothill Boulevard
Arcadia, CA 91006

LIST OF ALL CREDITORS

American InfoSource LP as agent for
TD Bank, USA
PO Box 248866
Oklahoma City, OK 73124-8866

BANK OF AMERICA
PO BOX 17404
BALTIMORE MD 21297-1404

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

ENAGIC USA INC
4115 SPANCER ST
TORRANCE CA 90503

LGBS
PO BOX 7021 18
SAN ANTONIO TX 78270

IRS
OGDEN UT 84201-0030

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NELSON & KENNARD
Attorneys at Law
Capital One Bank
PO BOX 13807
SACRAMENTO CA 95853

VANGUARD FONTANA HOA
222 N MOUNTAINS #209
UPLAND CA 91786

3. SERVED BY EMAIL

Debtor
Jorge Ledin Hernandez
Email: dsbw6@sbcglobal.net
Email: joleheve@yahoo.com

Elisa Solis – Buyers' Broker
Coldwell Banker Residential Brokerage
Email: agentelisa@aol.com

Lisa Ta – Seller's broker
Email: lisatarealtor@gmail.com

Bill Friedman – Seller's broker
Email: billfried@earthlink.net

Beatriz Guerra
Email: care4urealty@msn.com

Special Eviction Counsel to Trustee
Dennis Block
Email: evict123@gmail.com
Email: dennis@evict123.com