

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Tamar Terzian (SBN 254148) Terzian Law Group, a professional corporation 315 W. Arden Avenue Suite 28 Glendale, CA 91203 terzian@kingobk.com Tel: (818) 242-1100 Fax: (818) 242-1012</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Wesley H. Avery</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p>EDITH MEDINA</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:16-bk-10673 DS CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 06/07/2016</p>	<p><b>Time:</b> 10:30 am</p>
<p><b>Location:</b> Courtroom 1339, 255 E. Temple Street, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 05/24/2016

**Description of property to be sold:**  
3885-3887 Maine Avenue, Baldwin Park, CA 91706, bearing APN 8553-013-055

**Terms and conditions of sale:**  
As is, where is, free and clear of liens, interests and encumbrances without warranty either express or implied.

**Proposed sale price:** \$ 420,500.00

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

\$10,000 cash bid deposit which is non-refundable if the overbid is accepted by the Court as the winning bid.

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

June 7, 2016 at 10:30 a.m., Courtroom 1339, Roybal Federal Building, 255 E. Temple Street, Los Angeles, CA 90012

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

Sebastian Amirian  
Better Escrow Service  
3115 West Olive Avenue, Suite 1  
Burbank, CA 91505  
Office: (818) 381-5646 Ext.105  
Fax: (877) 310-4920  
Sebastian@betterescrowservice.com

Date: 05/19/2016

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### 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:

315 WARDEN AVENUE, SUITE 28  
GLENDALE, CA 91203

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) 05/19/2016, 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:

- Wesley H Avery (TR) wamiracle6@yahoo.com, C117@ecfbis.com;afitzpatricktrustee@gmail.com;lmavyantrustee@gmail.com;ashawtrustee@gmail.com
- Tamar Terzian terzian@kingobk.com, cynthia@kingobk.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Randal A Whitecotton rwhitecotton@whitecottonlaw.com, dmorales@clawcenter.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 05/19/2016, 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.

Hon. Deborah Saltzman  
U.S. Bankruptcy Court Judge  
LOS ANGELES DIVISION  
255 E. Temple Street, Suite #1334  
Los Angeles, CA 90012-3332

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.

<u>05/19/2016</u>	<u>Cynthia Meza</u>	<u>/s/Cynthia Meza</u>
Date	Printed Name	Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Label Matrix for local noticing  
0973-2  
Case 2:16-bk-10673-DS  
Central District of California  
Los Angeles  
Wed May 4 11:15:07 PDT 2016

America's Servicing Company  
4375 Jutland Dr., Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

Los Angeles Division  
255 East Temple Street,  
Los Angeles, CA 90012-3332

America's Servicing  
PO Box 10328  
Des Moines, IA 50306-0328

CITI  
PO Box 6241  
Sioux Falls, SD 57117-6241

California Business  
1711 S. Mountain Ave  
Monrovia, CA 91016-4256

Capital One  
PO Box 85015  
Glen Allen, VA 23060

Chase Card  
201 N. Walnut St  
Wilmington, DE 19801-2920

Comenity Bank PACSNW  
995 W 122nd Ave  
Denver, CO 80234-3417

Comenity Bank/ SPRTAU  
PO Box 182789  
Columbus, OH 43218-2789

Discover Fin Svcs LL  
PO Box 15316  
Wilmington, DE 19850-5316

Macys/ DSNB  
PO Box 8113  
Mason, OH 45040-8113

Quantum3 Group LLC as agent for  
Comenity Bank  
PO Box 788  
Kirkland, WA 98083-0788

SYNCB/ Amazon  
PO Box 965007  
Orlando, FL 32896-5007

SYNCB/ JCP  
PO Box 965007  
Orlando, FL 32896-5007

SYNCB/ Lowes  
PO Box 965007  
Orlando, FL 32896-5007

SYNCB/ Mens Warehouse  
PO Box 965007  
Orlando, FL 32896-5007

SYNCB/ Walmart  
PO Box 965007  
Orlando, FL 32896-5007

(p)US BANK  
PO BOX 5229  
CINCINNATI OH 45201-5229

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Verizon  
PO BOX 5156  
Tampa, FL 33675-5156

WF CRD Svc  
PO Box 3696  
Fargo, ND 58125-0001

WFFNAT Bank  
PO Box 94498  
Las Vegas, NV 89193-4498

Edith Medina  
3887 Maine Ave  
Baldwin park, Ca 91706-4217

Randal A Whitecotton  
Whitecotton Law Corp.  
10 Corporate Park  
Suite 130  
Irvine, CA 92606-5198

Wesley H Avery (TR)  
758 E. Colorado Blvd., Suite 210  
Pasadena, CA 91101-5407

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

US Bank  
4325 17th Ave. S.  
Fargo, ND 58125

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Bank of America

(u)Barclays Bank Delaware

(u)CNA

End of Label Matrix  
Mailable recipients 25  
Bypassed recipients 3  
Total 28