

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>James A. Dumas, Jr. (SBN 76284) Christian T. Kim (SBN 231017) Dumas &amp; Associatés 3435 Wilshire Boulevard, Suite 990 Los Angeles, CA 90010 (p) (213) 368-5000 (f) (213) 368-5009 jdumas@dumas-law.com ckim@dumas-law.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Carolyn A. Dye, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
--	---------------------------

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

<p>In re: RAMON DE JESUS CONTRERAS, MARIA DEL ROSARIO CONTRERAS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:11-bk-17125-RK CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
---	--

<p><b>Sale Date:</b> 05/28/2013</p>	<p><b>Time:</b> 2:30 pm</p>
<p><b>Location:</b> 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 05/14/2013

**Description of property to be sold:**  
See Exhibit "A"

**Terms and conditions of sale:**  
See Exhibit "A"

**Proposed sale price:** \$ 98,000.00

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):**

See Exhibit "A"

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

May 28, 2013, at 2:30 p.m. at 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012

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

Christian T. Kim  
Dumas & Associates  
3435 Wilshire Boulevard, Suite 990  
Los Angeles, CA 90010  
(p) (213) 368-5000  
(f) (213) 368-5009  
ckim@dumas-law.com

Date: 05/08/2013

# EXHIBIT A

# EXHIBIT A

1 James A. Dumas (SBN 76284)  
2 Christian T. Kim (SBN 231017)  
3 DUMAS & ASSOCIATES  
4 3435 Wilshire Boulevard  
5 Suite 990  
6 Los Angeles, California 90010  
7 Phone: 213-368-5000  
8 Fax: 213-368-5009

9 Attorneys for Chapter 7 Trustee,  
10 Carolyn A. Dye

11 UNITED STATES BANKRUPTCY COURT  
12 CENTRAL DISTRICT OF CALIFORNIA  
13 LOS ANGELES DIVISION

14 Case No.: 2:11-bk-17125-RK

15 [Chapter 7]

16 In re

17 RAMON DE JESUS CONTRERAS AKA RAMON  
18 CONTRERAS,

19 Debtor,

20 MARIA DEL ROSARIO CONTRERAS AKA  
21 ROSARIO CONTRERAS AKA MARIA  
22 CONTRERAS AKA MARIA R CONTRERAS,

23 Joint Debtor.  
24  
25  
26

**NOTICE OF TRUSTEE'S MOTION FOR  
ORDER AUTHORIZING SALE OF REAL  
PROPERTY OF THE ESTATE FREE AND  
CLEAR OF LIENS AND INTERESTS,  
SUBJECT TO HIGHER AND BETTER  
OFFERS, AND APPROVING  
OVERBIDDING PROCEDURES**

**Date: May 28, 2013  
Time: 2:30 p.m.  
Place: Roybal Federal Building  
255 E. Temple Street, Ctrm 1675  
Los Angeles, California 90012  
Judge: Hon. Robert Kwan**

27 ///  
28

NOTICE OF TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS AND INTERESTS SUBJECT TO HIGHER AND BETTER OFFERS, AND APPROVING OVERBIDDING PROCEDURES

1 TO THE HONORABLE ROBERT KWAN, UNITED STATES BANKRUPTCY JUDGE, THE  
2 UNITED STATES TRUSTEE, THE DEBTOR, ALL CREDITORS AND OTHER INTERESTED  
3 PARTIES:

4 PLEASE TAKE NOTICE that on May 28, 2013 at 2:30 p.m., a hearing will be held in  
5 Courtroom 1675 before the Honorable Robert Kwan, United States Bankruptcy Judge, in the United  
6 States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, California to consider the  
7 motion of the Chapter 7 Trustee herein, Carolyn A. Dye ("Trustee"), for an order authorizing the sale  
8 of certain real property of the Estate free and clear of liens and interests subject to higher and better  
9 offers, and approving overbidding procedures ("Motion"). The Motion is based on the following:  
10

11 The Trustee is seeking to sell all of the estate's rights, title and interest in the following real  
12 property:

13 1. 630 S. Ash, Independence, Missouri 64053 (Jackson County APN 27-120-08-23-00-  
14 0-00-000) for the sale price of Thirty Thousand Dollars (\$30,000);

15 2. 9814 E. Kentucky Road, Independence, Missouri 64053 (Jackson County APN 14-  
16 810-13-10-00-0-00-000) for the sale price of Eight Thousand Dollars (\$8,000);

17 3. 1214 Osage Street, Independence, Missouri 64050 (Jackson County APN 26-530-04-  
18 04-00-0-00-000) for the sale price of Three Thousand Dollars (\$3,000);

19 4. 11304 E. 55th Terrace, Raytown, MO 64183 (Jackson County APNs 32-740-01-12-  
20 00-0-00-000, 32-740-01-11-00-0-00-000) for the sale price of Thirty-Five Thousand Dollars  
21 (\$35,000);

22 5. 7703 Sni-A-Bar Terrace, Kansas City, Missouri 66102 (Jackson County APN 32-430-  
23 14-40-00-0-00-000) for the sale price of Six Thousand Dollars (\$6,000);

24 6. 327 N. 18th Street, Kansas City, Kansas 66102 (Wyandotte County APN 102888) for  
25 the sale price of Eight Thousand Dollars (\$8,000); and

26 7. 1028 Pacific Avenue, Kansas City, Kansas 66102 (Wyandotte County APN 070056)  
27  
28

1 for the sale price of Eight Thousand Dollars (\$8,000).

2 (collectively the "Properties")

3 Trustee proposes to sell the Properties to Thomas M. Parker ("Buyer") for a total  
4 consideration of Ninety Eight Thousand Dollars (\$98,000). The estate will pay approximately six  
5 percent in sales commissions and the usual closing costs (estimated at 2%). Buyer has paid a total of  
6 Seven Thousand Five Hundred Dollars (\$7,500) as a deposit into escrow. Escrow is scheduled to  
7 close within fourteen (14) days of the date on which the order approving the sale of the Properties is  
8 entered on the Court's docket. The sale is on an "as is - where is" basis and not subject to any  
9 contingencies.

10 A. Condition of the Properties

11 The sale is on an "as is - where is" basis. The Trustee makes no warranties nor  
12 representations of any kind as to the condition of the Properties in connection with the sale. The  
13 Trustee and Buyer agree to the following conditions:

- 14
- 15 1. The Trustee will not undertake to make any repairs, preventative or otherwise.
  - 16 2. The sale is subject to Bankruptcy Court approval which shall necessarily include an  
17 overbid process.

18 B. Broker's Commission.

19 Pursuant to the Trustee's listing agreement with RE/MAX Heartland Realtors (the "Brokers"),  
20 and subject to Bankruptcy Court approval, Brokers are to receive compensation from the estate of  
21 commission equal to a total of six percent (6%) of the gross sales price of the Property, which shall  
22 be paid to RE/MAX Heartland Realtors. Such commission is to be paid only if the sale of the  
23 Properties is actually consummated and only out of the actual cash proceeds of the sales. The  
24 commission payable will be split as provided in the executed contracts. If a sale is confirmed to an  
25 overbidder represented by a different broker, then the proposed commission will be divided between  
26 the Trustee's Brokers (RE/MAX Heartland Realtors) and any broker for the successful overbidder.  
27 Commissions will be paid through escrow.

28 C. Overbidding Procedures.

One of the conditions of the offer is that Trustee must seek approval from the Bankruptcy

1 Court and the sale is subject to overbids. Trustee submits the following terms and conditions for the  
2 submission of overbids to purchase the Properties at the hearing on the Motion.

3 1. Minimum Overbids. The minimum overbid for the Properties shall be \$5,000 above  
4 the present offer and any subsequent overbids shall be at least \$1,000 over the preceding offer.

5 2. Minimum Deposits. A minimum deposit of \$7,500, plus the initial overbid of \$5,000,  
6 or a total of \$12,500, shall be by cashier's check payable to "Carolyn A. Dye ATF Ramon De Jesus  
7 Contreras and Maria Del Rosario Contreras," and must accompany any overbid offer for the  
8 Properties with evidence of the ability to close the transaction. In the event the approved Buyer does  
9 not close the transaction, the deposit will be non-refundable if the overbid is accepted and the sale  
10 does not close within fourteen (14) days of the date on which the Order approving the sale of the  
11 Properties is entered by the Court.

12 3. Overbidders are requested to submit to the Trustee, not later than 48 hours before the  
13 hearing date, a cashier's check for the required deposit and evidence of the ability to close. The  
14 Trustee will promptly advise any proposed overbidder of any disapproval of qualifications, giving the  
15 overbidder an opportunity to correct the deficiency. The Trustee holds sole discretion in accepting  
16 and rejecting all overbids. In any event, the proponent of each overbid must submit, not later than  
17 one hour prior to the date and time of the hearing on the sale, a cashier's check for \$12,500 and  
18 evidence of the financial ability to close escrow within fourteen (14) days of submission of overbid.  
19 This evidence must at a minimum include a demonstration of firm financing commitment from a  
20 recognized lender and/or sufficient liquid funds on deposit, all to the satisfaction of the Trustee.

21 4. All overbids for the Properties must provide for payment of the entire purchase price  
22 at the close of escrow.

23 5. Any overbids shall offer to purchase the Properties on a "as-is - where is" basis and  
24 shall contain no conditions, contingencies or addendum in addition to those contained in the terms  
25 agreed to between Trustee and Buyer and presented to this Court.

26 6. All due diligence investigations shall be conducted prior to the sale hearing.

27 7. At the conclusion of the hearing on the Motion, the Court shall determine the highest  
28 and best offer for the Properties, and the Trustee shall proceed to consummate the sale of the

1 Properties in accordance with such offer to the highest bidder without further notice to creditors or  
2 hearing before this Court.

3 8. The overbidder's deposit is non-refundable in the event that Court confirms the sale  
4 but, for any reason whatsoever, the overbidder fails to close the sale timely. The overbidding party  
5 will be bound by all of the terms of sale proposed in this Motion ) as incorporated by reference in the  
6 sales contract) except as to price, without contingencies of any kind, including financing  
7 contingencies, and shall close the escrow no more than fourteen (14) days after the entry of the order  
8 approving the Motion.

9 9. The Trustee also proposes that the Court confirm a backup buyer so that, in the event  
10 that the successful overbidder does not close within fourteen (14) days after the entry of the order  
11 approving the Motion, the Trustee may retain the deposit of the original successful buyer as  
12 liquidated damages and sell the Properties to the back-up buyer for the amount of such backup last  
13 bid.

14 10. The Trustee also seeks a ruling that the party to whom the Court confirms the sale and  
15 any backup buyers are good faith purchasers for purposes of 11 U.S.C. §363(m).

16 You may request a complete copy of the Motion from:

17  
18 Christian T. Kim  
19 Dumas & Associates  
20 Counsel for the Trustee  
3435 Wilshire Boulevard, Suite 990  
Los Angeles, CA 90010

21  
22 A complete copy of the Motion is also on file with the Clerk of the Court and may be viewed at the  
23 United States Bankruptcy Court, 255 E. Temple Street, Room 940, Los Angeles, CA 90012.

24 PLEASE TAKE FURTHER NOTICE that any objection to the Motion or the proposed sale  
25 must be made in writing and filed with the Court no later than fourteen (14) days prior to the hearing  
26 in conformity with Local Bankruptcy Rule 9013-1(f), and consist of a written statement of all reasons  
27 in opposition, an answering Memorandum of Points and Authorities, declarations, and documentary  
28 evidence on which the responding party intends to rely.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

PLEASE TAKE FURTHER NOTICE that pursuant to Local Bankruptcy Rule 9013(h), any objection not timely filed and served may be deemed by the Court to be consent to the relief requested and may result in the Court's issuance of an order without further notice or hearing.

Dated: May 7, 2013

  
Christian T. Kim

Service Date: May 7, 2013

In re: Ramon De Jesus & Maria Del Rosario Contreras	CHAPTER: 7
Debtor(s).	CASE NUMBER: 2:11-bk-17125-RK

### 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: 3435 Wilshire Blvd., Ste. 990, Los Angeles, CA 90010.

A true and correct copy of the foregoing document entitled (*specify*): Notice of Trustee's Motion for Order Authorizing Sale of Real Property of the Estate Free and Clear of Liens and Interests, Subject to Higher and Better Offers, and Approving Overbidding Procedures 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*) May 7, 2013 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:

- Richard J Bauer rbauer@mileslegal.com
- Michael Jay Berger michael.berger@bankruptcypower.com, samuel.boyamian@bankruptcypower.com
- Robert J Campo rcampo@robertcampolaw.com
- Mark Domeyer mdomeyer@mileslegal.com
- Cori B Jones cjones@mileslegal.com
- Lawrence R. Boivin lboivin@mileslegal.com

Service information continued on attached page

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

On (*date*) May 7, 2013 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.

Debtors- Ramon & Maria Contreras  
12115 Muriel Dr  
Lynwood, CA 90262

Andrew E Smyth  
4929 Wilshire Boulevard Ste 605  
Los Angeles, CA 90010

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*) May 7, 2013, 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.

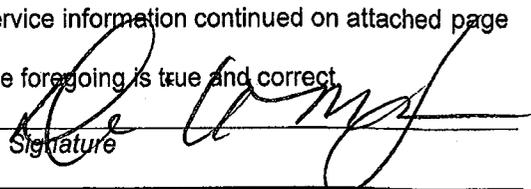
US Bankruptcy Court  
Honorable Robert Kwan  
255 E. Temple St., Crt. Rm 1682  
Los Angeles, CA 90010

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.

May 7, 2013  
Date

Danielle M. Landeros  
Printed Name

  
Signature

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

In re: Ramon De Jesus & Maria Del Rosario Contreras

CHAPTER: 7

CASE NUMBER: 2:11-bk-17125-RK

Debtor(s).

**1.**

Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.epiqsystems.com;atty@cadye.com  
 James Dumas jdumas@dumas-law.com  
 Todd S Garan ecfcacb@piteduncan.com  
 Mehrdad Jafarnia bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com  
 Raffi Khatchadourian raffi@hemar-rousso.com  
 Gerald S Kim cdcaecf@bdfgroup.com  
 Alvin Mar alvin.mar@usdoj.gov  
 Paul H Kim Pkim@counsel.lacounty.gov  
 Christopher M McDermott ecfcacb@piteduncan.com  
 Marisol A Nagata cdcaecf@bdfgroup.com  
 Kelly M Rafferty bknotice@mccarthyholthus.com, krafferty@mccarthyholthus.com  
 Casper J Rankin ecfcacb@piteduncan.com  
 Cassandra J Richey cmartin@pprlaw.net  
 Ramesh Singh claims@recoverycorp.com  
 Nathan F Smith nathan@mclaw.org  
 John M Sorich generalmail@aswlawoffice.com, kbernal@alvaradoca.com  
 United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
 Edward T Weber bknotice@rcolegal.com  
 Darlene C Vigil cdcaecf@bdfgroup.com  
 Jennifer C Wong bknotice@mccarthyholthus.com  
 Eric P Israel eisrael@dgdk.com, danninggill@gmail.com  
 Christian T Kim ckim@dumas-law.com  
 Aram Ordubegian ordubegian.aram@arentfox.com  
 Catherine T Vinh ecfcacb@piteduncan.com  
 Brian H. Tran btran@mileslegal.com

**2.**

Douglas Richardson  
 5753-G Santa Ana Canyon Road  
 #6200  
 Anaheim, CA 92807

Label Matrix for local noticing  
0973-2  
Case 2:11-bk-17125-RK  
Central District Of California  
Los Angeles  
Tue May 7 13:14:59 PDT 2013

BAC Home Loans Servicing, LP...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

BAC Home Loans Servicing, LP FKA Countrywide  
c/o Pite Duncan, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

Bank of America, N.A, Successor by Merger to

Bank of America, N.A....  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

Capital One Auto Finance Department  
P.O. Box 201347  
Arlington, TX 76006-1347

Citibank, N.A.  
701 East 60th St North  
Sioux Falls, SD 57104-0493

City National Bank, a National Banking Assoc  
Hemar, Rouso & Heald, LLP  
c/o Raffi Khatchadourian  
15910 Ventura Blvd., 12th Floor  
Encino, CA 91436-2829

JPMorgan Chase Bank, National Association  
c/o Pite Duncan  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

JPMorgan Chase Bank, National Association, a  
c/o Pite Duncan, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

Los Angeles Treasurer and Tax Collector  
PO BOX 54110  
Los Angeles, CA 90054-0110

OneWest Bank, FSB servicer for U.S. Bank Nat  
Malcolm Cisneros  
2112 Business Center Drive  
Second Floor  
Irvine, CA 92612-7135

Residential Credit Solutions, Inc., its assi  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, California 92101-2607

SELECT PORTFOLIO SERVICING, INC.  
PO Box 65250  
Salt Lake City, UT 84165-0250

The Bank of New York Mellon...  
1231 East Dyer Road Suite 100  
Santa Ana, CA 92705-5643

Wells Fargo Bank, N.A., also known as Wachov  
c/o BDFTW  
20955 Pathfinder Rd., Ste. 300  
Diamond Bar, CA 91765-4029

Wells Fargo Bank, N.A., as trustee, on behal

Wells Fargo Bank, N.A...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

Wells Fargo Home Mortgage  
c/o BDFTW  
20955 Pathfinder Rd., Ste. 300  
Diamond Bar, CA 91765-4029

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

(p)ADVANTA  
700 DRESHER RD  
HORSHAM PA 19044-2206

Advanta Bank Corporation  
c/o Resurgent Capital Services  
PO Box 10368  
Greenville, SC 29603-0368

American Home MTG  
10440 Little Patuxent Pkwy  
Columbia, MD 21044-3561

BAC Home Loans Servicing, L.P.  
c/o Pite Duncan, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

BAC Home Loans Servicing, L.P....  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

BAC Home Loans Servicing, LP  
1231 East Dyer Road Suite 100  
Santa Ana, CA 92705-5643

Bac Home Loans Servicing  
450 American St  
Simi Valley, CA 93065-6285

Bac Home Loans Servicing, LP  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

Bac Home Loans Servicing, LP fka Countrywide  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

Bank Of America  
Attn: Bankruptcy NC4-105-03-14  
Po Box 26012  
Greensboro, NC 27420-6012

Bank Of America  
Po Box 17054  
Wilmington, DE 19850-7054

Bank of America f/k/a Countrywide Home Loans  
Foreclosure Department  
7105 Corporate Dr., MS:PTX-B-35  
Plano, TX 75024-4100

Bank of America, N.A.  
1231 East Dyer Road Suite 100  
Santa Ana, CA 92705-5643

Capital One Auto Finance  
3901 N Dallas Pkwy  
Plano, TX 75093-7864

Capital One Auto Finance, c/o Ascension Capi  
P.O. Box 201347  
Arlington, TX 76006-1347

Capital One Bank (USA), N.A.  
by American InfoSource LP as agent  
PO Box 71083  
Charlotte, NC 28272-1083

(p)CAPITAL ONE  
PO BOX 30285  
SALT LAKE CITY UT 84130-0285

(p)CHASE CARD SERVICES  
201 NORTH WALNUT STREET  
ATTN MARK PASCALE  
MAIL STOP DE1-1406  
WILMINGTON DE 19801-2920

Chase  
Po Box 15298  
Wilmington, DE 19850-5298

Chase  
Po Box 901039  
Fort Worth, TX 76101-2039

Chase Bank USA, N.A.  
PO Box 15145  
Wilmington, DE 19850-5145

Citi Banamex  
2029 Century Park E Fl 4  
Los Angeles, CA 90067-2901

Citibank Sd, N.A.  
Attn: Centralized Bankruptcy  
Po Box 20507  
Kansas City, MO 64195-0507

Citibank South Dakota NA  
Payment Center  
4740 121st St  
Urbandale, IA 50323-2402

Citibank USA  
Centralized Bankruptcy  
P.O. Box 20507  
Kansas City, MO 64195-0507

City National Bank  
400 N Roxbury Dr.  
Beverly Hills, CA 90210-5000

Diamond Potrans Investment Inc.  
Sherry Babb  
20547 E Walnut Dr N Ste E  
Walnut, CA 91789-2924

Discover Bank  
DB Servicing Corporation  
PO Box 3025  
New Albany OH 43054-3025

Discover Fin  
P.O. Box 6103  
Carol Stream, IL 60197-6103

Franchise Tax Board  
Bankruptcy Section MS A340  
Po Box 2952  
Sacramento, CA 95812-2952

HSBC Bank Nevada, N.A.  
by PRA Receivables Management, LLC  
PO Box 12907  
Norfolk VA 23541-0907

Habc Bank  
Attn: Bankruptcy  
Po Box 5253  
Carol Stream, IL 60197-5253

Internal Revenue Service  
300 N. Los Angeles St., - M/S 5022 -  
Los Angeles, CA 90012-3351

JP Morgan Chase Bank, N.A.  
PO Box 24785  
Columbus, OH 43224-0785

JPMorgan Chase Bank, National Association  
c/o Chase Home Finance, LLC  
Attn: OH4-7302  
3415 Vision Drive  
Columbus, OH 43219-6009

Juan Moreno  
5806 Clara St  
Bell Gardens CA 90201-4626

Los Angeles County Treasurer  
and Tax Collector  
PO Box 54110  
Los Angeles CA 90054-0110

Merrick Bank  
c/o Resurgent Capital Services  
PO Box 10368  
Greenville, SC 29603-0368

Merrick Bk  
Po Box 23356  
Pittsburg, PA 15222-6356

Nco Fin  
2920 Prospect Park Dr St  
Rancho Cordova, CA 95670-6036

OneWest Bank, FSB  
c/o Burnett & Matthews, LLP  
3 San Joaquin Plaza, Suite 215  
Newport Beach, CA 92660-5943

Onwest Bank  
6900 Beatrice Dr  
Kalamazoo, MI 49009-9559

Residential Credit Slt  
4282 North Fwy  
Fort Worth, TX 76137-5021

Residential Credit Solutions  
4282 N. Freeway  
Fort Worth, Texas 76137-5021

Sears/cbsd  
701 East 60th St.  
Sioux Falls, SD 57104-0432

The Bank of New York Mellon, as Trustee...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

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

United States Trustee (LA)  
725 S Figueroa St., 26th Floor  
Los Angeles, CA 90017-5413

Unvl/citi  
Attn.: Centralized Bankruptcy  
Po Box 20507  
Kansas City, MO 64195-0507

Wells Fargo Bank  
Po Box 5445  
Portland, OR 97228

Wells Fargo Bank, N.A.  
c/o Wells Fargo Card Services  
Recovery Department  
P.O. Box 9210  
Des Moines, IA 50306-9210

Wells Fargo Bank, N.A. a/k/a Wachovia Mortga  
4101 Wiseman Boulevard  
T7408-11  
San Antonio, TX 78251-4200

World Savings & Loan  
Attn: Bankruptcy  
4101 Wiseman Blvd  
San Antonio, TX 78251-4200

Carolyn A Dye (TR)  
Law Offices of Carolyn Dye  
3435 Wilshire Blvd, Suite 990  
Los Angeles, CA 90010-1998

Julio Bonilla  
Online Brokers REO  
6520 Eastern Ave Ste 10  
Bell Gardens, CA 90201-3004

Lorelei Ann Griggs  
Red Carpet Real Estate-Machorro  
9841 La Docena Ln  
Pico Rivera, CA 90660-5632

Maria Del Rosario Contreras  
12115 Muriel Dr  
Lynwood, CA 90262-5257

Michael Kwasnowski  
Lea Accountancy, LLP  
3435 Wilshire Blvd Ste 990  
Los Angeles, CA 90010-1998

Michael Jay Berger  
9454 Wilshire Blvd  
6th Floor  
Beverly Hills, CA 90212-2937

Ramon De Jesus Contreras  
12115 Muriel Dr  
Lynwood, CA 90262-5257

William Friedman  
Coldwell Banker  
8840 S. Sepulveda  
Los Angeles, CA 90045-4833

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).

Advanta Bank Corp  
Po Box 844  
Spring House, PA 19477

Capital One, N.A.  
Bankruptcy Dept  
Po Box 5155  
Norcross, GA 30091

Chase  
Po Box 1093  
Northridge, CA 91328

US Bank N.A.  
P.O. Box 5229  
Cincinnati, OH 45201

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

(u) BAC Home Loans Servicing, LP FKA Countrywi

(d) Citibank, N.A.  
701 East 60th Street North  
SIOUX FALLS, SD 57104-0493

(u) Courtesy NEF

(u) Diamond Ivy, LLC

(u) ERG, Capital LLC

(u) Re/Max Heartland Realtors

(d) Wells Fargo Bank, N.A., as trustee, on beh

(d) BAC Home Loans Servicing, LP...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

(d) Bac Home Loans Servicing  
450 American St.  
Simi Valley, CA 93065-6285

(d) Citibank, N.A.  
701 East 60th Street North  
Sioux Falls, SD 57104-0493

(d) Select Portfolio Servicing, Inc.  
PO Box 65250  
Salt Lake City, UT 84165-0250

End of Label Matrix  
Mailable recipients 80  
Bypassed recipients 11  
Total 91

In re: Ramon De Jesus & Maria Del Rosario Contreras  Debtor(s).	CHAPTER: 7 CASE NUMBER: 2:11-bk-17125-RK
---	---

### 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: 3435 Wilshire Blvd., Ste. 990, Los Angeles, CA 90010.

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 (*date*) May 8, 2013 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:

- Richard J Bauer rbauer@mileslegal.com
- Michael Jay Berger michael.berger@bankruptcypower.com, samuel.boyamian@bankruptcypower.com
- Robert J Campo rcampo@robertcampolaw.com
- Mark Domeyer mdomeyer@mileslegal.com
- Cori B Jones cjones@mileslegal.com
- Lawrence R. Boivin lboivin@mileslegal.com

Service information continued on attached page

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

On (*date*) May 8, 2013 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.

Debtors- Ramon & Maria Contreras  
12115 Muriel Dr  
Lynwood, CA 90262

Andrew E Smyth  
4929 Wilshire Boulevard Ste 605  
Los Angeles, CA 90010

Service information continued on attached page

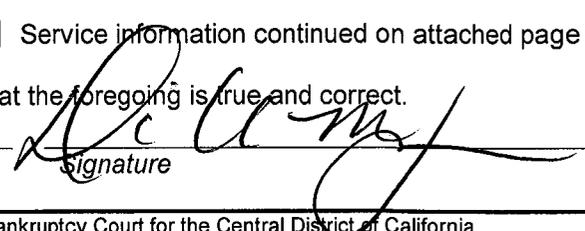
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) May 8, 2013, I served the following persons and/or entities by personal delivery, overnight mail service, 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.

US Bankruptcy Court  
Honorable Robert Kwan  
255 E. Temple St., Crt. Rm 1682  
Los Angeles, CA 90010

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.

May 8, 2013 Danielle M. Landeros  
Date Printed Name

  
Signature

In re: Ramon De Jesus &amp; Maria Del Rosario Contreras

CHAPTER: 7

CASE NUMBER: 2:11-bk-17125-RK

Debtor(s).

1.  
 Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.epiqsystems.com;atty@cadye.com  
 James Dumas jdumas@dumas-law.com  
 Todd S Garan ecfcacb@piteduncan.com  
 Mehrdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com  
 Raffi Khatchadourian raffi@hemar-rousso.com  
 Gerald S Kim cdcaecf@bdfgroup.com  
 Alvin Mar alvin.mar@usdoj.gov  
 Paul H Kim Pkim@counsel.lacounty.gov  
 Christopher M McDermott ecfcacb@piteduncan.com  
 Marisol A Nagata cdcaecf@bdfgroup.com  
 Kelly M Raftery bknotice@mccarthyholthus.com, krafery@mccarthyholthus.com  
 Casper J Rankin ecfcacb@piteduncan.com  
 Cassandra J Richey cmartin@pprlaw.net  
 Ramesh Singh claims@recoverycorp.com  
 Nathan F Smith nathan@mclaw.org  
 John M Sorich generalmail@aswlawoffice.com, kbernal@alvarado.ca.com  
 United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
 Edward T Weber bknotice@rcolegal.com  
 Darlene C Vigil cdcaecf@bdfgroup.com  
 Jennifer C Wong bknotice@mccarthyholthus.com  
 Eric P Israel eisrael@dgd.com, danninggill@gmail.com  
 Christian T Kim ckim@dumas-law.com  
 Aram Ordubegian ordubegian.aram@arentfox.com  
 Catherine T Vinh ecfcacb@piteduncan.com  
 Brian H. Tran btran@mileslegal.com

2.  
 Douglas Richardson  
 5753-G Santa Ana Canyon Road  
 #6200  
 Anaheim, CA 92807

Label Matrix for local noticing  
0973-2  
Case 2:11-bk-17125-RK  
Central District Of California  
Los Angeles  
Wed May 8 15:03:24 PDT 2013

BAC Home Loans Servicing, LP...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

BAC Home loans Servicing, LP FKA Countrywide  
c/o Pite Duncan, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

Bank of America, N.A, Successor by Merger to

Bank of America, N.A....  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

Capital One Auto Finance Department  
P.O. Box 201347  
Arlington, TX 76006-1347

Citibank, N.A.  
701 East 60th St North  
Sioux Falls, SD 57104-0493

City National Bank, a National Banking Assoc  
Hemar, Rousso & Heald, LLP  
c/o Raffi Khatchadourian  
15910 Ventura Blvd., 12th Floor  
Encino, CA 91436-2829

JPMorgan Chase Bank, National Association  
c/o Pite Duncan  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

JPMorgan Chase Bank, National Association, a  
c/o Pite Duncan, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

Los Angeles Treasurer and Tax Collector  
PO BOX 54110  
Los Angeles, CA 90054-0110

OneWest Bank, FSB servicer for U.S. Bank Nat  
Malcolm Cisneros  
2112 Business Center Drive  
Second Floor  
Irvine, CA 92612-7135

Residential Credit Solutions, Inc., its assi  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, California 92101-2607

SELECT PORTFOLIO SERVICING, INC.  
PO Box 65250  
Salt Lake City, UT 84165-0250

The Bank of New York Mellon...  
1231 East Dyer Road Suite 100  
Santa Ana, CA 92705-5643

Wells Fargo Bank, N.A., also known as Wachov  
c/o BDTFW  
20955 Pathfinder Rd., Ste. 300  
Diamond Bar, CA 91765-4029

Wells Fargo Bank, N.A., as trustee, on behal

Wells Fargo Bank, N.A...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

Wells Fargo Home Mortgage  
c/o BDFTW  
20955 Pathfinder Rd., Ste. 300  
Diamond Bar, CA 91765-4029

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

(p)ADVANTA  
700 DRESHER RD  
HORSHAM PA 19044-2206

Advanta Bank Corporation  
c/o Resurgent Capital Services  
PO Box 10368  
Greenville, SC 29603-0368

American Home MTG  
10440 Little Patuxent Pkwy  
Columbia, MD 21044-3561

BAC Home Loans Servicing, L.P.  
c/o Pite Duncan, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

BAC Home Loans Servicing, L.P....  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

BAC Home Loans Servicing, LP  
1231 East Dyer Road Suite 100  
Santa Ana, CA 92705-5643

Bac Home Loans Servicing  
450 American St  
Simi Valley, CA 93065-6285

Bac Home Loans Servicing, LP  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

Bac Home Loans Servicing, LP fka Countrywide  
c/o McCarthy & Holthus, LLP  
1770 Fourth Avenue  
San Diego, CA 92101-2607

Bank Of America  
Attn: Bankruptcy NC4-105-03-14  
Po Box 26012  
Greensboro, NC 27420-6012

Bank Of America  
Po Box 17054  
Wilmington, DE 19850-7054

Bank of America f/k/a Countrywide Home Loans  
Foreclosure Department  
7105 Corporate Dr., MS:PTX-B-35  
Plano, TX 75024-4100

Bank of America, N.A.  
1231 East Dyer Road Suite 100  
Santa Ana, CA 92705-5643

Capital One Auto Finance  
3901 N Dallas Pkwy  
Plano, TX 75093-7864

Capital One Auto Finance, c/o Ascension Capi  
P.O. Box 201347  
Arlington, TX 76006-1347

Capital One Bank (USA), N.A.  
by American InfoSource LP as agent  
PO Box 71083  
Charlotte, NC 28272-1083

(p)CAPITAL ONE  
PO BOX 30285  
SALT LAKE CITY UT 84130-0285

(p)CHASE CARD SERVICES  
201 NORTH WALNUT STREET  
ATTN MARK PASCALE  
MAIL STOP DE1-1406  
WILMINGTON DE 19801-2920

Chase  
Po Box 15298  
Wilmington, DE 19850-5298

Chase  
Po Box 901039  
Fort Worth, TX 76101-2039

Chase Bank USA, N.A.  
PO Box 15145  
Wilmington, DE 19850-5145

Citi Banamex  
2029 Century Park E Fl 4  
Los Angeles, CA 90067-2901

Citibank Sd, N.A.  
Attn: Centralized Bankruptcy  
Po Box 20507  
Kansas City, MO 64195-0507

Citibank South Dakota NA  
Payment Center  
4740 121st St  
Urbandale, IA 50323-2402

Citibank USA  
Centralized Bankruptcy  
P.O. Box 20507  
Kansas City, MO 64195-0507

City National Bank  
400 N Roxbury Dr.  
Beverly Hills, CA 90210-5000

Diamond Potrans Investment Inc.  
Sherry Babb  
20547 E Walnut Dr N Ste E  
Walnut, CA 91789-2924

Discover Bank  
DB Servicing Corporation  
PO Box 3025  
New Albany OH 43054-3025

Discover Fin  
P.O. Box 6103  
Carol Stream, IL 60197-6103

Franchise Tax Board  
Bankruptcy Section MS A340  
Po Box 2952  
Sacramento, CA 95812-2952

HSBC Bank Nevada, N.A.  
by PRA Receivables Management, LLC  
PO Box 12907  
Norfolk VA 23541-0907

Hsbc Bank  
Attn: Bankruptcy  
Po Box 5253  
Carol Stream, IL 60197-5253

Internal Revenue Service  
300 N. Los Angeles St., - M/S 5022 -  
Los Angeles, CA 90012-3351

JP Morgan Chase Bank, N.A.  
PO Box 24785  
Columbus, OH 43224-0785

JPMorgan Chase Bank, National Association  
c/o Chase Home Finance, LLC  
Attn: OH4-7302  
3415 Vision Drive  
Columbus, OH 43219-6009

Juan Moreno  
5806 Clara St  
Bell Gardens CA 90201-4626

Los Angeles County Treasurer  
and Tax Collector  
PO Box 54110  
Los Angeles CA 90054-0110

Merrick Bank  
c/o Resurgent Capital Services  
PO Box 10368  
Greenville, SC 29603-0368

Merrick Bk  
Po Box 23356  
Pittsburg, PA 15222-6356

Nco Fin  
2920 Prospect Park Dr St  
Rancho Cordova, CA 95670-6036

OneWest Bank, FSB  
c/o Burnett & Matthews, LLP  
3 San Joaquin Plaza, Suite 215  
Newport Beach, CA 92660-5943

Onewest Bank  
6900 Beatrice Dr  
Kalamazoo, MI 49009-9559

Residential Credit Slt  
4282 North Fwy  
Fort Worth, TX 76137-5021

Residential Credit Solutions  
4282 N. Freeway  
Fort Worth, Texas 76137-5021

Sears/cbsd  
701 East 60th St.  
Sioux Falls, SD 57104-0432

The Bank of New York Mellon, as Trustee...  
Miles, Bauer, Bergstrom & Winters, LLP  
1231 E. Dyer Road, Suite 100  
Santa Ana, CA 92705-5643

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

United States Trustee (LA)  
725 S Figueroa St., 26th Floor  
Los Angeles, CA 90017-5413

Unvl/citi  
Attn.: Centralized Bankruptcy  
Po Box 20507  
Kansas City, MO 64195-0507

Wells Fargo Bank  
Po Box 5445  
Portland, OR 97228

Wells Fargo Bank, N.A.  
c/o Wells Fargo Card Services  
Recovery Department  
P.O. Box 9210  
Des Moines, IA 50306-9210

Wells Fargo Bank, N.A. a/k/a Wachovia Mortga  
4101 Wiseman Boulevard  
T7408-11  
San Antonio, TX 78251-4200

World Savings & Loan  
Attn: Bankruptcy  
4101 Wiseman Blvd  
San Antonio, TX 78251-4200

Carolyn A Dye (TR)  
Law Offices of Carolyn Dye  
3435 Wilshire Blvd, Suite 990  
Los Angeles, CA 90010-1998

Julio Bonilla  
Online Brokers REO  
6520 Eastern Ave Ste 10  
Bell Gardens, CA 90201-3004

Lorelei Ann Griggs  
Red Carpet Real Estate-Machorro  
9841 La Docena Ln  
Pico Rivera, CA 90660-5632

Maria Del Rosario Contreras  
12115 Muriel Dr  
Lynwood, CA 90262-5257

Michael Kwasnowski  
Lea Accountancy, LLP  
3435 Wilshire Blvd Ste 990  
Los Angeles, CA 90010-1998

Michael Jay Berger  
9454 Wilshire Blvd  
6th Floor  
Beverly Hills, CA 90212-2937

Ramon De Jesus Contreras  
12115 Muriel Dr  
Lynwood, CA 90262-5257

William Friedman  
Coldwell Banker  
8840 S. Sepulveda  
Los Angeles, CA 90045-4833

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).

Advanta Bank Corp  
Po Box 844  
Spring House, PA 19477

Capital One, N.A.  
Bankruptcy Dept  
Po Box 5155  
Norcross, GA 30091

Chase  
Po Box 1093  
Northridge, CA 91328

US Bank N.A.  
P.O. Box 5229  
Cincinnati, OH 45201

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

(u)BAC Home Loans Servicing, LP FKA Countrywi	(d)Citibank, N.A. 701 East 60th Street North SIOUX FALLS, SD 57104-0493	(u)Courtesy NEF
(u)Diamond Ivy, LLC	(u)ERG, Capital LLC	(u)Re/Max Heartland Realtors
(d)Wells Fargo Bank, N.A., as trustee, on beh	(d)BAC Home Loans Servicing, LP... Miles, Bauer, Bergstrom & Winters, LLP 1231 E. Dyer Road, Suite 100 Santa Ana, CA 92705-5643	(d)Bac Home Loans Servicing 450 American St. Simi Valley, CA 93065-6285
(d)Citibank, N.A. 701 East 60th Street North Sioux Falls, SD 57104-0493	(d)Select Portfolio Servicing, Inc. PO Box 65250 Salt Lake City, UT 84165-0250	End of Label Matrix Mailable recipients 80 Bypassed recipients 11 Total 91