

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Elissa D. Miller (CA Bar No. 129622) emiller@sulmeyerlaw.com <b>SulmeyerKupetz</b> , A Professional Corporation 333 South Hope Street, 35 <sup>th</sup> Floor Los Angeles, CA 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sam S. Leslie, Chapter 7 Trustee	

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

In re:  EDGAR REINOSO, et al.,    Debtor(s).	CASE NO.: 2:12-bk-30218-RN CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> July 29, 2015	<b>Time:</b> 9:30 a.m.
<b>Location:</b> 255 East Temple Street, Los Angeles, California 90012, Courtroom "1568"	

**Type of Sale:**  Public  Private      **Last date to file objections:** July 15, 2015

**Description of property to be sold:** Vacant Land in Los Angeles County, bearing APN 3269-003-007

**Terms and conditions of sale:** \$35,750, cash (\$32,500 purchase price plus \$3,250 buyer's premium)

**Proposed sale price:** \$35,750, cash (\$32,500 purchase price plus \$3,250 buyer's premium)

Overbid procedure (if any): None

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

July 29, 2015

9:30 a.m.

255 East Temple Street

Courtroom "1645"

Los Angeles, California 90012

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

Elissa D. Miller, Esq.

SulmeyerKupetz, A Professional Corporation

333 South Hope Street, 35<sup>th</sup> Floor

Los Angeles, California 90071

Telephone: 213.626.2311

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No overbids

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Date: July 8, 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:  
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071

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) July 8, 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:  
Jason Balitzer on behalf of Interested Party Courtesy NEF

jbalitzer@sulmeyerlaw.com, jbalitzer@ecf.inforuptcy.com;dwalker@ecf.inforuptcy.com

Jason Balitzer on behalf of Trustee Sam S Leslie (TR)

jbalitzer@sulmeyerlaw.com, jbalitzer@ecf.inforuptcy.com;dwalker@ecf.inforuptcy.com

Roman Borisov on behalf of Creditor Eugene Elliano

romborisov@gmail.com

Mark M Clairmont on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY

mclairmont@gersonlaw.com

Jennifer Witherell Crastz on behalf of Interested Party Courtesy NEF

jcrastz@hemar-rousso.com

John Eggum on behalf of Creditor Axis Insurance Company

jeggum@fgppr.com

John Eggum on behalf of Plaintiff Axis Surplus Insurance Company

jeggum@fgppr.com

Carol J Fogleman on behalf of Creditor Rosamond Community Services District

mfrost@bwsllaw.com

Brian M Grossman on behalf of Creditor Linda Reinoso

bgrossman@trgllp.com, bmg@bgrolaw.com;eantonou@trgllp.com;mvera@trgllp.com

Asa S Hami on behalf of Trustee Sam S Leslie (TR)

ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com;ahami@ecf.inforuptcy.com

Robert A Hessling on behalf of Creditor Whitehorse & Company, CPA

rhessling@gmail.com

Joshua R Holden on behalf of Creditor First Tennessee Bank National Association

jholden@wsfs-law.com

Kevin Huty on behalf of Creditor FRANCHISE TAX BOARD

BKClaimConfirmation@ftb.ca.gov

Shervin Lalezary on behalf of Interested Party Courtesy NEF

lalezary@gmail.com

Sam S Leslie (TR)  
sleslie@trusteeleslie.com, sleslie@ecf.epiqsystems.com;trustee@trusteeleslie.com

Elissa Miller on behalf of Interested Party Courtesy NEF  
emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Elissa Miller on behalf of Trustee Sam S Leslie (TR)  
emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

William K Mills on behalf of Trustee Sam S Leslie (TR)  
, sally@parkermillsllp.com

Christina J O on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
christinao@mclaw.org, erica@mclaw.org

Christina J O on behalf of Creditor JPMorgan Chase Bank, National Association  
christinao@mclaw.org, erica@mclaw.org

Randy P Orlik on behalf of Interested Party Courtesy NEF  
rorlik@coxcastle.com

Joshua K Partington on behalf of Creditor Union Bank, N.A.  
efilings@amlegalgroup.com

Lawrence Peitzman on behalf of Mediator Lawrence Peitzman  
lpeitzman@lpmediation.com

Eric S Pezold on behalf of Creditor Bank of America, N.A.  
epezold@swlaw.com, sberumen@swlaw.com

Eric S Pezold on behalf of Interested Party Courtesy NEF  
epezold@swlaw.com, sberumen@swlaw.com

Brett Ramsaur on behalf of Creditor Bank of America, N.A.  
bramsaur@swlaw.com, kcollins@swlaw.com

David J Richardson on behalf of Trustee Sam S Leslie (TR)  
drichardson@sulmeyerlaw.com, drichardson@ecf.inforuptcy.com

Allan D Sarver on behalf of Creditor Peter Cho  
ADSarver@aol.com

John D Schlotter on behalf of Creditor PennyMac Loan Services, LLC  
ecfmail@aclawllp.com

Jaime K Shean on behalf of Creditor Union Bank, N.A.  
efilings@amlegalgroup.com

Timothy J Silverman on behalf of Creditor PennyMac Holdings, LLC, its successors and/or assigns, by its servicing agent  
PennyMac Loan Services, LLC  
tim@sgsslaw.com

Andrew Edward Smyth on behalf of Defendant Edgar Reinoso  
office@smythandsmyth.com

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

Michael D Vanlochem on behalf of Creditor AMERICAN PATRIOT BANK  
janguiano@vandc.net

Hector Vega on behalf of Debtor Edgar Reinoso  
bklawyer4u@gmail.com

Hatty K Yip on behalf of U.S. Trustee United States Trustee (LA)  
hatty.yip@usdoj.gov

Saqib Zuberi - INACTIVE - on behalf of Debtor Edgar Reinoso  
saqib@zuberilaw.com, e.rasmussen@thefirmink.com

Service information continued on attached page

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

On (date) \_\_\_\_\_, 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) July 8, 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.

The Honorable Richard M. Neiter  
U.S. Bankruptcy Court  
Roybal Federal Building  
255 E. Temple Street, Suite 1652  
Los Angeles, CA 90012-3332

**Via Personal Delivery**

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.

July 8, 2015

Denise Walker

/s/Denise Walker

Date

Printed Name

Signature