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

Elissa D. Miller (CA Bar No. 129622)
emiller@sulmeyerlaw.com
SulmeyerKupetz, A Professional Corporation
333 South Hope Street, 35th Floor
Los Angeles, CA 90071
Telephone: 213.626.2311
Facsimile: 213.629.4520

☐ *Individual appearing without attorney*
☒ *Attorney for:* Sam S. Leslie, Chapter 7 Trustee

FOR COURT USE ONLY

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

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: July 28, 2015 **Time:** 10:30 a.m.

Location: 255 East Temple Street, Los Angeles, California 90012, Courtroom "1568"

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** July 14, 2015

Description of property to be sold: Vacant Land in Los Angeles County, bearing APN 3269-012-013

Terms and conditions of sale: $41,250, cash ($37,500 purchase price plus $3,750 buyer's premium)

Proposed sale price: $41,250, cash ($37,500 purchase price plus $3,750 buyer's premium)

Overbid procedure (*if any*): None

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

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, 35th Floor
Los Angeles, California 90071
Telephone: 213.626.2311

No overbids

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 7, 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@bwslaw.com

Brian M Grossman on behalf of Creditor Linda Reinoso
bgrossman@trgllp.com, bmg@bgrolaw.com;eantoniou@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 Hutty 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 7, 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 7, 2015	Denise Walker	*/s/Denise Walker*
Date	*Printed Name*	*Signature*