

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number ROSENDO GONZALEZ [SB NO. 137352] GONZALEZ & ASSOCIATES, P.L.C. 530 S. HEWITT STREET, SUITE 148 LOS ANGELES, CA 90013 (t) 213-452-0071, (f) 213-452-0080, rossgonzalez@rossgonzalezplc.com	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: YASMIN FERNANDEZ,          Debtor(s).	CASE NO.: 2:12-bk-32621-TD

**NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> MAY 2, 2013	<b>Time:</b> 10:00 a.m.
<b>Location:</b> Courtroom 1345, United States Bankruptcy Court, 255 Temple Street, Los Angeles, CA 90012	

Type of Sale:  Public     Private    Last date to file objections: \_\_\_\_\_

Description of Property to be Sold: real property of the estate commonly described as 38509 5TH STREET, EAST PALMDALE CALIFORNIA 93550

Terms and Conditions of Sale: Sale price of \$205,000; \$20,000 non-refundable deposit; subject overbids; no contingencies; sold "as is"; escrow is due to close by no later than thirty (30) days after the order approving the sale becomes a "final order"

PLEASE READ THE TRUSTEE'S MOTION TO SELL AND NOTICE OF MOTION FOR ALL TERMS AND CONDITIONS.

Proposed Sale Price: TWO-HUNDRED-FIVE-THOUSAND DOLLARS (\$205,000)

Overbid Procedure (If Any): Any initial overbid shall exceed Purchaser's present offer by no less than \$5,000; Any subsequent overbid shall exceed the last offering price by no less than \$1,000; (see motion for additional overbid procedure)

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

ROSENDO GONZALEZ [SB NO. 137352]  
GONZALEZ & ASSOCIATES, PLC  
530 HEWITT ST., STE. 148  
LOS ANGELES, CA 90013  
TEL: 213-452-0071/rossgonzalez@gonzalezplc.com

Date: March 27, 2013

**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:

**530 S. Hewitt Street #148  
Los Angeles, CA 90013**

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*) **March 29, 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:

- Rosendo Gonzalez [rossgonzalez@gonzalezplc.com](mailto:rossgonzalez@gonzalezplc.com), [rgonzalezatty@ecf.epiqsystems.com](mailto:rgonzalezatty@ecf.epiqsystems.com)
- United States Trustee (LA) [ustpreion16.la.ecf@usdoj.gov](mailto:ustpreion16.la.ecf@usdoj.gov)

Service information continued on attached page

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

On (*date*) **March 29, 2013**, 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.

**SEE ATTACHED LIST**

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.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 29, 2013  
Date

Carmen Morales  
Printed Name

/s/ Carmen Morales  
Signature

**SERVED VIA U.S. MAIL:**

**Debtor's Counsel**

Speros P. Maniates, Esq.  
Speros Mariantes Law Offices  
2863 Florence Avenue  
Huntington Park, CA 90255

**Debtor's Counsel**

Speros P. Maniates, Esq.  
Speros Mariantes Law Offices  
2863 Florence Avenue  
Huntington Park, CA 90255

**Debtor's Counsel**

Dana C. Bruce, Esq.  
4326 Atlantic Avenue  
Long Beach, CA 90807

**Debtor**

Yasmin Fernandez  
8833 Pico Vista Road  
Pico Rivera, CA 90660

**Office Of The U.S. Trustee**

Office of the U.S. Trustee  
725 S. Figueroa St., #2600  
Los Angeles, CA 90017

**Bankruptcy Judge**

The Honorable Thomas Donovan  
United States Bankruptcy Court  
255 East Temple St., Suite 1352  
Los Angeles, CA 90012

**Chapter 7 Trustee**

Edward M. Wolkowitz  
800 S. Figueroa St., Ste. 1260  
Los Angeles, CA 90017

**Purchaser**

Ahmad Azadzpo  
537 Country Hills Court  
N.W. Calgary  
Alberta, Canada T#K 323

**Trustee's Broker**

W. Darrow Fiedler  
KW Commercial  
23670 Hawthorne Blvd., #100  
Torrance, CA 90505

Dana C Bruce  
4326 Atlantic Ave.  
Long Beach, CA 90807-2804

BANK OF AMERICA  
P.O. BOX 982238  
El Paso, TX 79998-2238

Bank of the West  
c/o Law Offices of Mary Ellmann Tang  
111 Deerwood Road  
Suite 305  
San Ramon, CA 94583-1530

BANK OF THE WEST  
2527 CAMINO RAMON  
San Ramon, CA 94583-4213

CENTRAL MORTGAGE CO.  
801 JOHN BARROW RD. STE.1  
Little Rock, AR 72205-6511

CHASE  
P.O. BOX 24696  
Columbus, OH 43224-0696

DISCOVER FINANCIAL SVCS LLC  
P.O. BOX 15316  
Wilmington, DE 19850-5316

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

MACY'S  
P.O. BOX 8218  
Mason, OH 45040-8218

Recovery Management Systems  
Corporation  
25 S.E. 2nd Avenue, Suite 1120  
Miami, FL 33131-1605

T MOBILE  
P.O. BOX 51843  
Los Angeles, CA 90051-6143