

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ERIC P. ISRAEL (State Bar No. 132426) eisrael@dgdk.com STEVEN J. SCHWARTZ (State Bar No. 200586) sschwartz@dgdk.com DANNING, GILL, DIAMOND & KOLLITZ, LLP 1900 Avenue of the Stars, 11th Floor Los Angeles, California 90067-4402 Telephone: (310) 277-0077 Facsimile: (310) 277-5735</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David A. Gill, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: JOSE M. SERRATO AND RAQUEL E. SERRATO</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-bk-47404-TD CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 02/04/2015</p>	<p>Time: 10:00 am</p>
<p>Location: Edward R. Roybal Courthouse, Courtroom 1345, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 01/21/2015

Description of property to be sold:

A parcel of real property commonly known as 3715 Sacramento Avenue, El Paso, Texas.

Terms and conditions of sale: the Property is being sold for \$75,000 cash through escrow, "as is" and "where is," with no warranty or recourse whatsoever, subject to higher and better bids.

Proposed sale price: \$ 75,000.00

Overbid procedure (if any): Any party wishing to tender an overbid should deliver to the Trustee a cashier's check in the sum of \$800.00 payable to "David A. Gill, Trustee" and a written overbid on a form attached to the Declaration of Steven J. Schwartz in the Motion as Exhibit "6" not less than two (2) business days prior to the hearing on the Motion

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

DATE: February 4, 2015

TIME: 10:00 a.m.

CTRM: 1345

Edward R. Roybal Courthouse
255 E. Temple Street
Los Angeles, CA 90012

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

STEVEN J. SCHWARTZ (State Bar No. 200586)

sschwartz@dgdgk.com

DANNING, GILL, DIAMOND & KOLLITZ, LLP

1900 Avenue of the Stars, 11th Floor

Los Angeles, California 90067-4402

Telephone: (310) 277-0077

Facsimile: (310) 277-5735

Date: 12/23/2014

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 1900 Avenue of the Stars, 11th Floor, Los Angeles, CA 90067-4402.

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 January 9, 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:

Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL: On January 9, 2015, 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 January 9, 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.

PRESIDING JUDGE'S COPY TO BE DELIVERED January 12, 2015
The Honorable Thomas B. Donovan
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1352
255 E. Temple Street
Los Angeles, CA 90012-3332

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.

January 9, 2015

Date

Cindy Cripe

Printed Name


Signature

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

ATTORNEY FOR CREDITORS BOARD OF TRUSTEES OF THE CEMENT MASONS
 JOINT APPRENTICESHIP TRUST; BOARD OF TRUSTEES OF THE CEMENT MASONS
 SOUTHERN CALIFORNIA HEALTH AND WELFARE FUND; BOARD OF TRUSTEES OF
 THE CEMENT MASONS SOUTHERN CALIFORNIA INDIVIDUAL RETIREMENT
 ACCOUNT/DEFINED CONTRIBUTION TRUST; BOARD OF TRUSTEES OF THE
 CEMENT MASONS SOUTHERN CALIFORNIA PENSION TRUST; BOARD OF
 TRUSTEES OF THE ELEVEN COUNTIES CEMENT MASONS VACATION SAVINGS
 PLAN Erin E Davis ee.davis@sbcglobal.net, courtneymlogan@sbcglobal.net
 ATTORNEY FOR DEBTOR JOSE M. SERRATO & RAQUEL E. SERRATO: Jeremy Faith
 Jeremy@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com
 TRUSTEE: David A Gill (TR) mlr@dgdk.com,
 dgill@ecf.epiqsystems.com;DanningGill@Gmail.com
 ATTORNEY FOR INTERESTED PARTY CONSTRUCTION LABORERS TRUST FUNDS
 FOR SOUTHERN CALIFORNIA ADMINISTRATIVE COMPANY, LLC Peter A Hutchinson
 peterh@rac-law.com
 ATTORNEY FOR DEBTORS JOSE M. SERRATO & RAQUEL E. SERRATO: Craig G
 Margulies craig@marguliesfaithlaw.com,
 staci@marguliesfaithlaw.com;denisse@marguliesfaithlaw.com
 UNITED STATES TRUSTEE (LA) ustpreion16.la.ecf@usdoj.gov
 INTERESTED PARTY: Kristin S Webb bknotice@rcolegal.com

2. SERVED BY U.S. MAIL

<p><u>Debtors</u> Jose M. Serrato Raquel E. Serrato 1825 West Avenue L8 Lancaster, CA 93534</p>	<p>United States Trustee 725 S. Figueroa Street, # 2600 Los Angeles, CA 90017-5413</p>	<p><u>Realtor</u> Mark Weiss Keller Williams 6006 N Mesa, Ste 110 El Paso, TX 79912</p>
<p><u>Buyer’s broker</u> Rick Snow Broker/Owner FIRST CHOICE REALTY 723 Agua Caliente Dr El Paso, TX 79912</p>		
<p><u>CREDITORS</u></p>		
<p>City of El Paso David G. Aelvoet 711 Navarro, Suite 300 San Antonio, TX 78205</p>	<p>Victor A. Flores, R.T.C. El Paso County Tax Assessor- Collector 500 E. Overland Ave., Suite 101 El Paso, Texas 79901</p>	<p>El Paso Tax Assessor/Collector PO BOX 2992 EL PASO, TEXAS 79999-2992</p>
<p>David Childs Tax Assessor/Collector Wells Fargo Plaza City of El Paso Tax Office 221 N. Kansas, Suite 300 El Paso, TX 79901</p>		