

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>LEONARD PENA (State Bar No. 192898) lpena@penalaw.com PENA &amp; SOMA, APC 402 South Marengo Ave., Suite B Pasadena, California 91101 Tel: 626-396-4000 Fax: 213-291-9102</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Edward M. Wolkowitz, 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:</p> <p>JOSE CASTILLO</p> <p>CARMEN CASTILLO</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-bk-47697 ER CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 04/07/2015</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> 255 E Temple Street, Courtroom 1568, Los Angeles, California 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/24/2015

**Description of property to be sold:**  
Estate's Judgment against the Debtors in the amount of \$100,000.00 entered on October 14, 2014.

**Terms and conditions of sale:**  
All cash, no financing or other contingencies. Sale is "as is" there are no representations or warranties as to the collectability of the judgment. Any buyer bears the entire risk of collecting the judgment and has no recourse against the estate or the Trustee.  
The Trustee has already collected \$25,000.00, thus the balance of the judgment is \$75,000.00.

**Proposed sale price:** \$ 10,000.00

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 attached overbid procedures.

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

United States Bankruptcy Court  
April 7, 2015  
10:00 A.M.  
255 E. Temple Street, Courtroom 1568  
Los Angeles, CA 90012

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

LEONARD PEÑA (State Bar No. 192898)  
lpena@penalaw.com  
PEÑA & SOMA, APC  
402 South Marengo Ave., Suite B  
Pasadena, California 91101  
Telephone (626) 396-4000  
Facsimile (213) 291-9102

Date: 03/12/2015

**Overbid Procedures**

Any party wishing to tender an overbid must deliver to the Trustee a cashier's check in the sum of \$12,000.00 payable to "Edward M. Wolkowitz, Chapter 7 Trustee" not less than two (2) business days prior to the hearing on the motion to approve the sale and the prospective overbidder shall agree to waive any and all contingencies to closing. The deposit shall be nonrefundable in the event that the Court confirms the sale to that party but, the party fails to close the sale timely, for any reason whatsoever. The minimum initial overbid shall be \$2,000.00 with subsequent overbids in increments of not less than \$2,000.00. The overbidding party will be bound by all of the terms set forth in the assignment agreement proposed for confirmation except as to price, without contingencies, including no contingency, and shall close no more than ten (10) calendar days after the date of the hearing on this Motion.

The Trustee also proposes that the Court confirm a back-up buyer so that, in the event that the successful overbidder does not close within 10 days after the hearing date, the Trustee may retain the deposit of the original buyer and sell the Judgment to the back-up buyer for the amount of such back-up buyer's last bid. Any backup buyer would be requested to close the sale within 10 days after written notice from the Trustee of the buyer's default.

The Trustee holds sole discretion in accepting and rejecting all overbids. The Trustee also seeks a Court ruling that the party to whom the Court confirms the sale and any

backup buyer are good faith purchasers for purposes of 11 U.S.C.  
§ 363 (m) .

## 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:  
402 South Marengo Ave., Suite B, Pasadena, California 91101

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) 03/12/2015, 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 (date) 03/12/2015, 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.

Hon. Ernest Robles  
United States Bankruptcy Court  
255 E. Temple Street Suite 1560  
Los Angeles, CA 90012

Vitthara Tan  
Law Offices Of Vitthara Tan  
1360 E. Anaheim Street, Suite 201  
Long Beach, California 90813

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.

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.

03/12/2015      LEONOR ARTEAGA  
Date                      Printed Name

/S/ LEONOR ARTEAGA  
Signature

**PARTIES SERVED ELECTRONICALLY**

Nam Le on behalf of Debtor Jose Castillo	nam@jlglawyers.com, cynthia@jlglawyers.com
Nam Le on behalf of Joint Debtor Carmen Castillo	nam@jlglawyers.com, cynthia@jlglawyers.com
Halvor R Melom on behalf of UNITED STATES OF AMERICA, IRS	halvor.r.melom@irs.counsel.treas.gov
Giovanni Orantes on behalf of Debtor Jose Castillo	go@gobklaw.com gorantes@orantes-law.com, cmh@gobklaw.com, gobklaw@gmail.com go@ecf.inforuptcy.com
Giovanni Orantes on behalf of Joint Debtor Carmen Castillo	go@gobklaw.com, gorantes@orantes-law.com cmh@gobklaw.com gobklaw@gmail.com go@ecf.inforuptcy.com
Leonard Pena on behalf of Trustee Edward M Wolkowitz (TR)	lpena@penalaw.com, penasomaecf@gmail.com
Avi Schild on behalf of Interested Party Courtesy NEF	bk@atlasacq.com
United States Trustee (LA)	ustpreion16.la.ecf@usdoj.gov
Edward M Wolkowitz (TR)	emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com

Label Matrix for local noticing  
973-2  
Case 2:12-bk-47697-ER  
Central District Of California  
Los Angeles  
Thu Mar 12 09:56:03 PDT 2015

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

UNITED STATES OF AMERICA, IRS  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Los Angeles City Clerk  
P.O. Box 53200  
Los Angeles, CA 90053-0200

Pena & Soma  
402 S Marengo Ave  
Ste B  
Pasadena, CA 91101-3113

United States Trustee (LA)  
15 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

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

AFNI INC  
404 BROOCK DR  
BLOOMINGTON IL 61701-2654

ASSET ACCEPTANCE  
PO BOX 1630  
WARREN MI 48090-1630

American InfoSource LP as agent for  
Asset Acceptance  
as assignee of BANK OF AMERICA  
PO Box 248838  
Oklahoma City, OK 73124-8838

American InfoSource LP as agent for  
Asset Acceptance  
as assignee of GEMB/ CARE CREDIT DENTAL  
PO Box 248838  
Oklahoma City, OK 73124-8838

American InfoSource LP as agent for  
Midland Funding LLC  
PO Box 268941  
Oklahoma City, OK 73126-8941

American InfoSource LP as agent for  
Verizon  
PO Box 248838  
Oklahoma City, OK 73124-8838

Atlas Acquisitions LLC  
294 Union St.  
Hackensack, NJ 07601-4303

BANK OF AMERICA  
50 AMERICAN ST # SV416  
SIMI VALLEY CA 93065-6285

(p)BANK OF AMERICA  
PO BOX 982238  
EL PASO TX 79998-2238

Bullock's Inc  
c/o Robert T Harris  
1445 Huntington Dr Ste 300  
South Pasadena CA 91030-5475

CACHE LLC  
340 S MONACO ST UNIT 2  
DENVER CO 80237-3408

CAVALRY PORTFOLIO SERVICES  
500 SUMMITT LAKE DRIVE SUITE 400  
VALHALLA, NY 10595-2322

CHASE  
PO BOX 15298  
WILLMINGTON DE 19850-5298

CITIBANK/SEARS  
PO BOX 6282  
SIOUX FALLS SD 57117-6282

Capital Recovery V, LLC  
c/o Recovery Management Systems Corporat  
25 SE 2nd Avenue Suite 1120  
Miami, FL 33131-1605

Chase Bank NA  
200 White Clay Ctr Dr  
Newark DE 19711-5466

DELL COMPUTER/WEB  
PO BOX 81607  
JUSTIN TX 78708-1607

(p)DELL FINANCIAL SERVICES  
P O BOX 81577  
AUSTIN TX 78708-1577

EXXONMOBILE/CITIBANK  
PO BOX 6497  
SIOUX FALLS SD 57117-6497

FIRST PREMIER BANK  
101 N MINNESOTA AVE  
SIOUX FALLS SD 57104-2484

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

Franchise Tax Board  
PO Box 942840  
Sacramento Ca 94240-0001

THE CAPITOL  
PO BOX 965024  
ORLANDO FL 32896-5024

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c/o Recovery Management Systems Corp  
25 SE 2nd Ave Suite 1120  
Miami FL 33131-1605

GE MONEY BANK/GAP  
PO BOX 965005  
ORLANDO FL 32896-5005

HECRB CREDIT  
PO BOX 965036  
ORLANDO FL 32896-5036

Ge Capital Co  
c/o Edgar L Lana  
18 Orinda Wy PO Box 2180  
Orinda CA 94563-6580

HOME DEPOT/CITIBANK  
PO BOX 6497  
SIOUX FALL SD 57117-6497

ISBC BANK  
PO BOX 5253  
CAROL STREAM IL 60197-5253

(p)INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 7346  
PHILADELPHIA PA 19101-7346

JCPENNEY  
PO BOX 965007  
ORLANDO FL 32896-5007

ROSE AND CARMEN CASTILLO  
18 E COLUMBUS AVE  
DOMINA CA 91767-3952

LVNV FUNDING  
PO BOX 10497  
GREENVILLE SC 29603-0497

LVNV Funding, LLC its successors and assign:  
assignee of NCO Portfolio Management  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

MIDLAND FUNDING  
875 AERO SE STE 200  
SAN DIEGO CA 92123-2255

PARAGON WAY INC  
PO BOX 42829  
AUSTIN TX 78704-0044

PINNACLE CREDIT SER  
7900 HIGHWAY # 100  
SAINT LOUIS MN 55426

PRECISION RECOVERY ANALYTICS INC  
PO CAVALRY ADVISORY SERVICES  
100 SUMMIT LAKE DRIVE STE 400  
ALHALLA, NY 10595-1340

Portfolio Investments II LLC  
c/o Recovery Management Systems Corp  
25 S.E. 2nd Avenue, Suite 1120  
Miami, Florida 33131-1605

Quantum3 Group LLC as agent for  
Collins Asset Group LLC  
PO Box 788  
Kirkland, WA 98083-0788

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

TARGET NATIONALBANK  
PO BOX 673  
MINNIAPOLIS MN 55440-0673

THE CHILDREN PLACE  
PO BOX 6497  
SIOUX FALLS SD 57117-6497

TOYOTA MOTOR CREDIT  
40 E HUNTINGTON DR  
ARCADIA CA 91006-3776

VERIZON WIRELESS  
PO BOX 26055  
MINNIAPOLIS MN 55426-0055

WELLS FARGO BANK  
4143 121ST ST  
URBINDALE IA 50323-2310

WENNB/ANE BRYANT  
PO BOX 182789  
COLUMBUS OH 43218-2789

Carmen Castillo  
318. E Columbia Ave  
Pomona, Ca 91767-3952

Edward M Wolkowitz (TR)  
Levene Neale Bender Rankin & Brill LLP  
800 South Figueroa Street, Suite 1260  
Los Angeles, CA 90017-2581

Giovanni Orantes  
Orantes Law Firm PC  
435 Wilshire Blvd Ste 2920  
Los Angeles, CA 90010-2015

Jose Castillo  
318. E Columbia Ave  
Pomona, Ca 91767-3952

Nam Le  
Jaurigue Law Group  
114 N Brand Blvd Ste 200  
Glendale, CA 91203-2618

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).

BANK OF AMERICA  
PO BOX 982235  
EL PASO TX 79998

Dell Financial Services, LLC  
Resurgent Capital Services  
PO Box 10390  
Greenville, SC 29603-0390

Internal Revenue Service  
300 N. Los Angeles ST STOP 5117  
Los Angeles, CA 90012

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

(u) Courtesy NEF

(u) Keller Williams Realty  
Marina Del Rey/LA

(u) MAILING LIST

End of Label Matrix	
Available recipients	59
Bypassed recipients	3
Total	62