

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

☐ Individual appearing without attorney  
☒ Attorney for: DAVID M. GOODRICH

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re:  
ORTIZ INVESTMENTS, INC.,

CASE NO.: 2:13-bk-10122-BR  
CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 04/15/2015

**Time:** 10:00 am

**Location:** U.S. Bankruptcy Court, Roybal Federal Building, 255 E. Temple Street, Los Angeles, CA; Ctrm 1668

**Last date to file objections: 04/01/2015**

Real property located at and commonly known as of 157 110th St., Los Angeles, California APN 6073-009-026

Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion;

"As is, where is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, termination fee. The sale is contingent on the approval by the Court of a Settlement Agreement and Release between the Trustee and Buyers.

**Proposed sale price:** \$ 425,000.00

**Overbid procedure (*if any*):** No overbids

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

April 15, 2015  
10:00 a.m.  
Ctrm: 1668  
United States Bankruptcy Court  
Roybal Federal Building  
255 E. Temple Street  
Los Angeles, CA 90012-3332

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

Kristine A. Thagard, Esq.  
kthagard@marshackhays.com  
Pam Kraus / pkraus@marshackhays.com  
MARSHACK HAYS LLP  
870 Roosevelt Avenue  
Irvine, California 92620  
Telephone: (949) 333-7777  
Facsimile: (949) 333-7778

Date: 03/25/2015

## 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:  
870 Roosevelt, Irvine, CA 92620

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)* 03/25/2015, 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)* \_\_\_\_\_, 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)* 03/25/2015, 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 Barry Russell – via personal delivery  
U.S. Bankruptcy Court, Suite 1660  
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.

03/25/2015  
Date

Pamela Kraus  
Printed Name

/s/ Pamela Kraus  
Signature

- ATTORNEY FOR CREDITOR: Marc Andrews sandra.g.mcmasters@wellsfargo.com
- ATTORNEY FOR TRUSTEE: Scott Andrews sandrews@duringerlaw.com
- ATTORNEY FOR THE ARGUS GROUP: Julian K Bach Julian@Jbachlaw.com
- INTRESTED PARTY: Joely Khanh Linh Bui wdk@wolffirm.com, joely.bui@wolffirm.com
- ATTORNEY FOR ANCHOR MORTGAGE: Harris L Cohen hcohen00@aol.com
- ATTORNEY FOR FRIENDLY HILLS BANK: David K Eldan malvarado@pmcos.com, rpinal@pmcos.com;efilings@pmcos.com
- ATTORNEY FOR AZTEC FINANCIAL: Mark D Estle mark.estle@buckleymadole.com
- ATTORNEY FOR THE L.A. COUNTY TREASURER AND TAX COLLECTOR: Barry S Glaser bglaser@swesq.com
- TRUSTEE: David M Goodrich (TR) GoodrichTrustee@sulmeyerlaw.com, c143@ecfcbis.com
- ATTORNEY FOR CREDITOR BANK OF AMERICA, N.A: Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com
- ATTORNEY FOR DEBTOR: David B Lally davidlallylaw@gmail.com
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- U.S. TRUSTEE: United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- ATTORNEY FOR CREDITOR BANK OF AMERICA, N.A: Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com