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

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☒ *Attorney for:* DAVID M. GOODRICH, TRUSTEE

FOR COURT USE ONLY

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

In re:
ORTIZ INVESTMENTS, INC.,

Debtor(s).

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

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 04/08/2014	**Time:** 2:00 pm
Location: U.S. Bankruptcy Court, Roybal Federal Building, 255 E. Temple Street, Los Angeles, CA; Ctrm 1668	

Type of Sale: ☐ Public ☒ Private **Last date to file objections**: 03/25/2014

Description of property to be sold:
Real property located at and commonly known as 5943 5th Avenue, Los Angeles, California, 90043

Terms and conditions of sale: Free and clear of all liens, claims, and interests;
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;

Proposed sale price: $ 320,000.00

Overbid procedure (*if any*): To be received no later than 12:00 p.m. on April 3, 2014

Overbid must provide for a minimum purchase price of at least $325,000 and be accompanied by a deposit of $10,000 in certified funds. Subsequent bids in $1,000 increments

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

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 Thagard / 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: 03/11/2014

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:

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*) 03/13/2014, 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*) 03/13/2014, 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.

03/13/2014	Pamela Kraus	/s/ Pamela Kraus
Date	*Printed Name*	*Signature*

- ATTORNEY FOR CREDITOR: Marc Andrews sandra.g.mcmasters@wellsfargo.com
- ATTORNEY FOR THE ARGUS GROUP: Julian K Bach Julian@Jbachlaw.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
- TRUSTEE: David M Goodrich (TR) trusteedg@marshackhays.com, c116@ecfcbis.com;aconnell@marshackhays.com;dmg@trustesolutions.net
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- U.S. TRUSTEE: United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov