ATTORNEY OR PART NAME, ADDRESS, TELEPHONE & FAX NUMBERS, AND CALIFORNIA STATE BAR NUMBER	FOR COURT USE ONLY
Michael S. Kogan (SBN 128500) **KOGAN LAW FIRM, APC,** **1901 Avenue of the Stars, Suite 1050** Los Angeles, California 90067 Telephone (310) 432-2310, mkogan@koganlawfirm.com	
UNITED STATES BANKRUPTCY COURT **CENTRAL DISTRICT OF CALIFORNIA**	
In Re: **TROY GREGORY and ASHLEY GREGORY** Debtor(s)	CASE NO.: 2:13-bk-11295-BR

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: May 22, 2013	**Time:** 10:00 a.m.
Location: 255 E. Temple St., Los Angeles, CA 90017, Courtroom 1668	

Type of Sale: X Public ☐ Private Last Date to File Objections: May 8,2013

Description of Property to be Sold: Estate's equity interest interest in real property and improvements located at 27 Rue Monet, Foothill Ranch, CA 92610 and 1342 Cordova Ave, Glendale, California 91207 Terms and Conditions of Sale: as-is with no warranties whatsoever as to condition, **subject** to liens, claims and encumbrances

Proposed Sale Price: $25,000.00 plus payment of liens claims and encumbrances of approximately $290,000 and $710,000

Overbid Procedure (If Any): $30,000 initial bid ($30,000 deposit to overbid) (plus with payment of liens, claims and encumbrances)

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

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

Michael S. Kogan
KOGAN LAW FIRM, APC
1901 Avenue of the Stars, Suite 1050
Los Angeles, CA 90067

Date: 4/26/2013

In re: TROY GREGORY and ASHLEY GREGORY Debtor(s).	CHAPTER: 7 CASE NUMBER: 2:13-bk-11295-BR

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

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: 1901 Avenue of the Stars, Suite 1050, Los Angeles, California 90067

A true and correct copy of the foregoing document described as **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On April 26, 2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

☒ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served): On April 26, 2013 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on_____ I served the following person(s) and/or entity(ies) by personal delivery, 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 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 of America that the foregoing is true and correct.

April 26, 2013	Sharon Yeou	/s/Sharon Yeou
Date	*Type Name*	*Signature*

In re: TROY GREGORY and ASHLEY GREGORY Debtor(s).	CHAPTER: 7 CASE NUMBER: 2:13-bk-11295-BR

ADDITIONAL SERVICE INFORMATION (if needed):

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

- Michael S Kogan on behalf of the Trustee mkogan@koganlawfirm.com
- Wesley H Avery (TR)- trustee wamiracle6@yahoo.com, jmoattrustee@gmail.com;C117@ecfcbis.com
- Emmanuel@evargaslegal.com - attorney for debtor
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

Gina J Kim on behalf of Interested Party Courtesy NEF
gjkim@pitedunan.com

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL - VIA U.S. MAIL

Hon. Barry Russell
U.S. Bankruptcy Court
255 E. Temple St. #1660
Los Angeles, CA 90012

Debtor
Troy and Ashley Gregory
1342 Cordova Ave
Glendale, CA 91207-1530

Debtor Attorney
Emmanuel S. Vargas
Emmanuel S. Vargas Attorney at Law
1010 N Central Avenue
Glendale, CA 91202-2937

Citimortgage Inc
PO Box 9438
Gaithersburg, MD 20898-0253

Select Physical Therapy
Attn: Bankruptcy Division
PO Box 644717
Pittsburgh, PA 15264-4717

Wells Fargo
PO Box 9210

Des Moines, IA 50306-9210

Chase
PO Box 15298
Wilmington, DE 19850-5298

Indymac Bank/Onewest Bank
Attn: Bankruptcy
2900 Esperanza Crossing
Austin, TX 78758-3658

Wells Fargo Hm Mortgag
PO Box 10335
Des Moines, IA 50306-0335

American Express
PO Box 981540
El Paso, TX 79998-1540

Chase Manhattan Mortgage
Attn: Bankruptcy Dept
3415 Vision Dr. Mail Code: Oh4-7133
Columbus, OH 43219-6009

Mohela/dept of Ed
633 Spirit Dr.
Chesterfield, MO 63005-1243

Usaa Savings Bank
Attn: Bankruptcy Division
10750 McDermott Fwy
San Antonio, TX 78288-1600

Wells Fargo
Mac X2505-036
PO Box 10438
Des Moines, IA 50306