

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Wesley H. Avery CLS-B LAW OFFICES OF WESLEY H. AVERY, APC 6055 East Washington Blvd., Suite 500 Los Angeles, CA 90040 (323) 724-3117 (661) 430-5467 155724 wavery@thebankruptcylawcenter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John Menchaca, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -	
In re: MIMI LUU aka Lanh S. Lieu aka Lanh Su Lai, an individual, Debtor, Debtor(s).	CASE NO.: 2:13-bk-12623-RK CHAPTER: 7 <div style="text-align: center; border: 1px solid black; padding: 5px;"> NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: August 20, 2013	Time: 2:30 p.m.
Location: Courtroom 1675, 255 E. Temple Street, Los Angeles CA 90012	

Type of Sale: Public Private **Last date to file objections:** August 6, 2013

Description of property to be sold: that single family residence commonly known as 148 Ladera Street, Monterey Park, CA 91754 bearing Los Angeles County APN 5254-009-024.

Terms and conditions of sale: As is, where is, free and clear of liens, interests and encumbrances, without warranty either express or implied.

Proposed sale price: 575,000

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): \$15,000 cash bid deposit which is non-refundable if the overbid is accepted by the Court as the winning bid.

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

August 20, 2013 at 2:30 p.m. Courtroom 1675, 255 E. Temple Street,
Los Angeles CA 90012

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

Aaron Juarez
Remax Masters
14760 Pipeline Avenue
Chino Hills, CA 91709
(909) 917-8388 (telephone)
aaronjuarez76@gmail.com

Date: 7/26/13

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:
6055 East Washington Boulevard, Suite 500
Los Angeles, CA 90040

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 (*date*) 7/26/2013, 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:

Wesley H Avery wamiracle6@yahoo.com

John J Menchaca (TR) jmenchaca@menchacacpa.com, ca87@ecfcbis.com;igaeta@menchacacpa.com

John J Menchaca (TR) jmenchaca@menchacacpa.com, ca87@ecfcbis.com;igaeta@menchacacpa.com

Avi Schild bk@atlasacq.com

United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 7/26/2013, 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.

Debtor

Mimi Luu

148 Ladera Street

Monterey Park, CA 91754

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*) 7/26/2013, 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.

Honorable Robert Kwan, US Bankruptcy Court, 255 E. Temple Street, Suite 1682, Los Angeles, CA 90017

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.

7/26/2013
Date

Jennifer Phan
Printed Name

/s/ Jennifer Phan
Signature

Service List

2. SERVED BY UNITED STATES MAIL:

Select Portfolio Service Mtg
PO Box 65250
Salt Lake City, UT 84165

Cap One
PO Box 85015
Richmond, VA 23285

ACB American/Macys
PO Box 2548
Cincinnati, OH 45201

Cap One
PO Box 85520
Richmond, VA 23285

Arrow Financial/HSBC
21031 Network Place
Chicago, IL 60678

Capital Mgmt/Washington Nut
726 Exchange St Suite 700
Buffalo, NY 14210

ARS National/CitiBank
PO Box 463023
Escondido, CA 92046

Capital One
PO Box 60024
City of Industry, CA 91716

Asset Accept/Metris
PO Box 2036
Warren, MI 48090

CBE Group/Citibank
PO Box 2695
Waterloo, IA 50704

Assoc Recovery/Bank of America
PO Box 469046
Escondido, CA 92046

Chase
201 N. Walnut St
Wilmington, DE 19801

Assurant Solutions/Kokhls
PO Box 105238
Atlanta, GA 30348

Citi Cards
PO Box 6940
The Lakes, NV 88901

AT&T Universal Card
PO Box 6940
The Lakes, NV 88901

CPU/CBNA
PO Box 183037
Columbus, OH 43218

Bank of America
PO Box 15726
Wilmington, DE 19886

Enhanced Recov/Kohls
8014 Bayberry Rd
Jacksonville, FL 32256

Bank of America
PO Box 1597
Norfolk, VA 23501

First Ntl Coll/First Premier
PO Box 51660
Sparks, NV 89435

Barclays Bank
125 S West St
Wilmington, DE 19801

First Premier Bank
PO Box 5519
Sioux Falls, SD 57117

Brachfeld Assc./Cap One
20300 S Vermont Ave
Suite 120
Torrance, CA 90502

First Premier Bank
601 S Minnesota Ave
Sioux Falls, SD 57104

Brachfeld Law Grp/Cap One
PO Box 421088
Houston, TX 77242

FMA Alliance/Bank of America
PO Box 2409
Houston, TX 77252

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

FMS Inc/Dept Stores Natl Bk
PO Box 707601
Tulsa, OK 74170

NCO Financial Citibank
PO Box 15456
Wilmington, DE 19850

GAP
PO Box 530942
Atlanta, GA 30353

NES Coll/Bank of America
29125 Solon Rd
Solon, OH 44139

GC Services/HSBC Bank
4210 Terrace Ave Bldg. 6
Huntington, WV 25705

Northland Group/Citi
PO Box 390905
Minneapolis, MN 55439

Ge Money/Gap
PO Box 981064
El Paso, TX 79998

Phillips 66-Conoco
PO Box 688140
Des Moines, IA 50368

GECRB/GAP
PO Box 29116
Mission, KS 66201

RGS Financial/Chase Bank
PO Box 2149
Addison, TX 75001

HSBC Bank
PO Box 19360
Portland, OR 97280

Shell Card
PO Box 689151
Des Moines, IA 50368

Kohls
PO Box 30510
Los Angeles, CA 90030

Shell/Citi
PO Box 6003
Hagerstown, MD 21747

LTD Financial/Citibank
732 Southwest Freeway
Suite 1600
Houston, TX 77074

Tate & Kirlin/Arrow Financial
2810 Southampton Rd
Philadelphia, PA 19154

LVNV Fund
PO Box 10584
Greenville, SC 29603

TCI/Merrick Bank Corp.
5109 S Broadband Lane
Sioux Falls, SD 57108

Macys
PO Box 183083
Columbus, OH 43218

Universal Fidelity/Chase
PO Box 941911
Houston, TX 77094

MCM/Bank of America
PO Box 60578
Los Angeles, CA 90060

Merrick Bank
PO Box 5000
Draper, UT 84020

Midland Fund
8875 Aero Drive Suite 200
San Diego, CA 92123

NCO Fin./Hilco Receivables
PO Box 15456
Wilmington, DE 19850