

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Wesley H. Avery, Esq. CLS-B LAW OFFICES OF WESLEY H. AVERY, APC 6055 East Washington Blvd., Suite 500 Los Angeles, CA 90040 (323) 724-3117 (323) 724-5410 155724 wavery@thebankruptcylawcenter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - Los Angeles Division	
In re: ELIZABETH DIANE McDUFFIE, an individual, fdba Ritz Resale, Debtor. Debtor(s).	CASE NO.: 2:13-bk-20157-BR CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: October 7, 2014	Time: 10:00 a.m.
Location: Courtroom 1668, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** September 23, 2014

Description of property to be sold: that commercial real property commonly known as 44-46 N. Mentor Avenue, Pasadena CA 91106 bearing Los Angeles County APN 5738-004-012 (the "Property"), will be sold (the "Sale") for at least \$650,000, on an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies.

Terms and conditions of sale: See above. The Bid Deposit of the winning bidder is non-refundable if said bidder subsequently refuses to close within thirty (30) days of the entry of the order approving the Motion and the Sale.

Proposed sale price: \$650,000

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): Overbids will be in increments of \$10,000.00. A Sale to an overbidder close within thirty (30) days of the entry of the order approving the Motion and the Sale. Potential bidders must tender a bid deposit of \$50,000.00 in the form of certified funds to the Trustee's counsel at least seven (7) days before the Sale Date.

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

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

See contact information for Wesley H. Avery, Esq. on the upper left hand corner of the first page of this notice.

Date: 9/15/14

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 90040-2466

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*) 9/16/2014, 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:

Wesley H Avery wamiracle6@yahoo.com, wavery@rpmlaw.com
Warren L Brown - SUSPENDED - wbbk@msn.com
James R Felton jfelton@greenbass.com, mtyndall@greenbass.com
David B Lally davidlallylaw@gmail.com
John J Menchaca (TR) jmenchaca@menchacacpa.com, ca87@ecfbis.com; igaeta@menchacacpa.com
Yvonne Ramirez-Browning BANKRUPTCYCLS@wellsfargo.com, BANKRUPTCYCLS@wellsfargo.com
Axel H Richter arichterlaw@yahoo.com
Ramesh Singh claims@recoverycorp.com
Jeffrey L Sumpter jsumpter@epiqtrustee.com, jsumpter@cbiz.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 9/16/2014, 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*) 9/16/2014, 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.

Honorable Barry Russell, US Bankruptcy Court, 255 E. Temple Street, Suite 1660, 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.

9/16/2014
Date

Jennifer Phan
Printed Name

/s/ Jennifer Phan
Signature

Elizabeth McDuffie
52 North Mentor Avenue
Pasadena, CA 91106

AAA Financial Services
PO Box 15719
Wilmington, DE 19886

Advanta
700 Dresher Rd
Horsham, PA 19044

Advanta Bank Corporation
Resurgent Capital Services
PO Box 10368
Greenville, SC 29603

Bank of the West
587 East Colorado Blvd
Pasadena, CA 91101

Bank of the West
Small Business Collections
201 N. Civic Ctr Dr #180
Walnut Creek, CA 94596

Bleier & Cox
16130 Ventura Blvd Ste 620
Encino, CA 91436

Bruce A Hatkoff, Esq
18757 Burbank Blvd Ste 100
Tarzana, CA 91356

Capital One Bank
PO Box 60024
City of Industry, CA 91716

Capital One Bank
PO box 71083
Charlotte, NC 28272

Chase Cardmember Services
PO Box 94012
Palatine, IL 60094

Chase Mortgage
PO Box 78420
Phoenix, AZ 85062

Citi Business Card
PO Box 6415
The Lakes, NV 88901

Eduardo A. Brito, Esq.
70 South Lake Ave Ste 1000
Pasadena, CA 91101

Jonathan Neil & Assoc. Inc.
PO Box 7000
Tarzana, CA 91357

Jonathan Neil & Associates
18321 Ventura Blvd Ste 1000
Tarzana, CA 91356

Joseph Alexander Gallego, II
c/o NOIR
40 North Mentor Ave
Pasadena, CA 91106

Lori Wynstock, MD
50 Bellefontaine
Pasadena, CA 91105

Los Angeles County Treasurer and
Tax Collector
PO Box 54110
Los Angeles, CA 90054

MCC Association
50 North Mentor Avenue
Pasadena, CA 91106

Milton Chan, DDS
747 Locust Street Ste 100
Pasadena, CA 91101

Process Pink Payments, LLC
Attn: Finance Department
441 Rt 306 #4
Monsey, NY 10952

Wells Fargo & Company
Office of the General Counsel
21680 Gateway Crtr Dr # 280
Diamond Bar, CA 91765

Wells Fargo Bank
PO Box 54349
Los Angeles, CA 90054

Wells Fargo Bank National Assoc.
PO Box 6148
El Monte, CA 91734

Rafael Figueroa
Raford Management Company
6345 Balboa Blvd Ste 312
Encino, CA 91316

Jennifer Bekkedal
44-46 N. Mentor Avenue
Pasadena, CA 91106

John R. Yates
16000 Ventura Blvd Ste 1000
Encino, CA 91436