

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address MICHAEL N. NICASTRO - State Bar #161188 CHRISTINA M. CHAN - State Bar # 259177 ASHLEIGH D. NODA – State Bar #265222 NICASTRO PISCOPO, APLC 575 Anton Boulevard, Suite 1050 Costa Mesa, California 92626 Telephone: (714) 479-1000 Courtfiling@np-attorneys.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Peter J. Mastan, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: MARTHA VALENCIA Debtor(s).	CASE NO.: 2:13-22217-BR CHAPTER: 7 <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 06/18/2014	Time: 2:00 pm
Location: 255 E. Temple Street, Los Angeles, CA -Courtroom 1668	

Type of Sale: Public Private **Last date to file objections:** 06/04/2014

Description of property to be sold: 14139 Chilcot Street, Baldwin Park, CA 91706

Terms and conditions of sale:
 Free and clear of all liens, claims and interests; Subject to overbids. Initial deposit of \$7,560.00; refundable only if not the successful bidder. Waiver of the 14 day stay- sale is authorized immediately upon entry of the Order approving this Motion; "As is, where is".

Proposed sale price: \$ 252,000.00

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): Overbid to be received no later than the conclusion of the Auction; Minimum bidding to start at the greater amount of the highest overbid received prior to the Auction or at \$262,000.00; minimum bidding increment during the Auction shall be \$5,000.00. See Notice of Motion to Sell for further details.

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

Date: June 18, 2014

Time: 2:00 p.m.

Location: 255 E. Temple Street, Los Angeles, CA 90012

Courtroom 1668

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

Michael N. Nicastrò
Mnicastro@np-attorneys.com
575 Anton Blvd., Suite 1050
Costa Mesa, CA 92626

Date: 5/22/14

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:
575 Anton Blvd., Suite 1050, Costa Mesa, CA 92626

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) 5/22/14, 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:

- Duane R Folke folkeslaw@hotmail.com • United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Peter J Mastan (TR) pmastan@gumportlaw.com, pmastan@ecf.epiqsystems.com
- Michael N Nicastro courtfiling@np-attorneys.com • Ashleigh D Noda courtfiling@np-attorneys.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 5/22/14, 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.

Judge's Copy	Debtor's Copy
Honorable Barry Russell	Martha Valencia
255 E. Temple Street, Suite 1660	14139 Chilcot Street
Courtroom 1668	Baldwin park, CA 91706

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) _____, 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.

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.

5/22/14
Date

Mildred Boyd
Printed Name

/s/ Mildred Boyd
Signature

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

2. SERVED BY UNITED STATES MAIL: continued:

J. A. Wander Trust
c/o Angel Tzec
Diversified Works Inc.
13200 Crossroads Parkway N
Suite 480
City of Industry, CA 91746

Luis Lugo
c/o Isabel Lugo
Century 21 Bright Horizons
3110 E Garvey Ave. South
West Covina, CA 91791

Gabriel Rousset
c/o Gilbert Guzman
J&A Real Estate
400 N. Santa Anita Ave #101 E
Arcadia, CA 91006

Creditor
Orange County Tax Collector
PO Box 1438
Santa Ana, Ca 92702
Attn: Bankruptcy Unit

Kristina Chung
c/o Alexander Chan
ReMax Elite Realty
842 E. Valley Blvd.
Alhambra, CA 91775

Makah Properties LLC
c/o Mina Mullinax
CA Investor Realty Corporation
1666 N. Main Street, Suite 310 Santa
Ana, CA 92701

AK Real Estate Solution
c/o Geoprge Krajacic
Cornerstone Company
7164 Santa Lucia Circle
Buena Park, CA 90620

Frank W. Lu
c/o Zhifang Shen
Amax Realty
923 E. Valley Blvd. #109 San Gabriel,
CA 91775

Sean Wu, Meng Sun
c/o Jim Park
ZipRealty, Inc
2000 Powell Street, Suite 300
Emeryville, CA 94608

MRM Investment Group, INC
c/o Mark Bastorous
RE/Max Professionals Realty
4740 Green River Rd, Ste 103
Corona, CA 92880

Powerhhouse Investment Prop LLC
c/o Carlos Fuentes
Del Sol Realty
25616 Narbonne Ave #201
Lomita, CA 90717

June Huang, Dwight Chang
c/o Mei Chang
IRN Realty
556 Las Tunas Dr.
Arcadia, CA 91007

Chun Wai Chan, Julia Yuen
c/o Donald Vo
Long Dragon Realty Group, Inc.
2633 S. Baldwin Ave.
Arcadia, CA 91007

JBA Property Investments, LLC
c/o Brian Chiat
Scott Anastasi Realty
511 Torrance Blvd.
Redondo Beach, CA

May Ngo
c/o Linlin Chang
A+ Realty & Mortgage
17462 Colima Road
Rowland Heights, CA 91748

Raymond Tang
c/o Joy Chen
J Star Investment, Inc.
11742 Clark Street
Arcadia, CA 91006

kam Fung Chan
c/o Ginny Lin
United Faith Enterprise, Inc.
17520 Castleton St. #207 City of
Industry, CA 91748

Alice Quan
c/o Suzanne Tong
Tarbell Realtors
315 Magnolia Ave.
Corona, CA 92879

Julie Marte
c/o Carolin Haib
Sotheby's International Realty
459 E. Colorado Blvd.
Pasadena, CA 91101

GE Opportunity Fund LLC
c/o Carle Turve
House4SaleRealty.com
1083 S. Romney Drive Walnut, CA
91789

33 LLC, A Colorado Limited Liability Co.
c/o Michelle Mullens
South County Realtors
155 N. Riverview Drive
Anaheim Hills, CA 92808

Label Matrix for local noticing
0973-2
Case 2:13-bk-22217-BR
Central District Of California
Los Angeles
Wed May 21 16:28:17 PDT 2014

BIGGS & CO.
3250 Ocean Park Blvd., Suite 350
Los Angeles, CA 90034

Biggs & Co.
3250 Ocean Park Blvd.
Suite 350
Los Angeles, CA 90405-3257

Recovery Management Systems Corporation
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

ASSET ACCEPTANCE
PO BOX 1630
WARREN MI 48090-1630

Asset Acceptance LLC
Po Box 2036
Warren MI 48090-2036

CBA COLLECTION BUREAU
25954 EDEN LANDING RD
HAYWARD CA 94545-3837

CHASE
PO BOX 24696
COLUMBUS OH 43224-0696

Capital Recovery V, LLC
c/o Recovery Management Systems Corporat
25 SE 2nd Avenue Suite 1120
Miami FL 33131-1605

Cavalry Portfolio Services
500 Summit Lake Drive, Ste 400
Valhalla, NY 10595-2322

DISCOVER FINANCIAL SVCS LLC
PO BOX 15316
WILMINGTON DE 19850-5316

Discover Bank
DE Servicing Corporation
PO Box 3025
New Albany OH 43054-3025

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

LAC AND USC MEDICAL CENTER
1100 NSTATE ST TRLR 17
LOS ANGELES CA 90033-5000

LANG RICHERT AND PATCH
5200 NORTH PALM AVE STE 401
FRESNO GA 93704-2227

MACYS
PO BOX 8218
MASON OH 45040-8218

MIDLAND FUNDING
8875 AERO DR STE 200
SAN DIEGO CA 92123-2255

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

VAN RU
PO BOX 1263
DES PLAINES IL 60017-1263

Duane R Folke
3450 Wilshire Blvd Ste 108-17
Los Angeles, CA 90010-2208