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

ROBERT A. HESSLING
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☐ Individual *appearing without attorney*
☒ *Attorney for:* Wesley H. Avery, Chapter 7 Trustee

FOR COURT USE ONLY

**UNITED STATES BANKRUPTCY COURT**
**CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:

CENTER FOR COMMUNITY & FAMILY SERVICES,

Debtor(s)

CASE NO.: 2:13-bk-30965-ER

CHAPTER: 7

# NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** March 4, 2015 **Time:** 11:00 a.m.

**Location:** Courtroom "1568" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

**Type of Sale**: ☒ Public ☐ Private **Last date to file objections**: February 18, 2015

**Description of property to be sold**: all of the right, title and interest in commercial real property commonly described as 12611 South Willowbrook Avenue, Compton, California

**Terms and conditions of sale**: as-basis, without any warranties or representations, free and clear of all liens, encumbrances, and interests, including interest of co-owner, The Household of God Bibleway Church, Inc.

**Proposed sale price:** $800,000

**Overbid procedure (*if any*)**: Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least $24,000 in the form of a cashier's check, payable to "Wesley H. Avery, Chapter 7 Trustee." In addition, the initial overbid for the property must be $805,000, and all subsequent overbids with respect to the property must be in increments of $1,000.

**If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:**
March 4, 2015 at 11:00 a.m. in Courtroom "1568" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

**Contact person for potential bidders (*include name, address, telephone, fax and/or email* address):**
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152; e-mail: *rhessling@gmail.com*

**Date:** February 10, 2015

# 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: 3853 Meadow Park Lane, Torrance, CA 90505.

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 February 10, 2015, 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 February 10, 2015, 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 _____, 2015, 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.

| February 10, 2015 | Robert A. Hessling | Robert A. Hessling |
|---|---|---|
| *Date* | *Printed Name* | *Signature* |

**ADDITIONAL SERVICE INFORMATION (if needed):**

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

**Trustee** Wesley H Avery (TR) wamiracle6@yahoo.com, jmoattrustee@gmail.com;vguillentrustee@gmail.com;C117@ecfcbis.com;afitzpatricktrustee@gmail.com
**Counsel for The Household of God Bibleway Church, Inc.** Baruch C Cohen bcc4929@gmail.com, pjstarr@starrparalegals.com
**Debtor's Counsel** Andrew A Goodman agoodman@greenbass.com
**Trustee's Counsel** Robert A Hessling rhessling@gmail.com
Elan S Levey elan.levey@usdoj.gov, louisa.lin@usdoj.gov
**Trustee's Accountant** Jeffrey L Sumpter jsumpter@epiqtrustee.com, jsumpter@cbiz.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
Gilbert B Weisman notices@becket-lee.comTrustee

2. **SERVED BY U.S. MAIL**

Debtor
Center for Community & Family Services
12627 South Willowbrook Avenue
Compton, CA 90222-1527

Co-Owner
Pastor Curtis Dailey
The Household of God Bibleway Church, Inc.
3315 Magnolia Avenue
Lynwood, CA 90262

Lienholders
Los Angeles County Tax Collector
225 N. Hill Street
Los Angeles, CA 90012

Los Angeles County Tax Collector
P. O. Box 54110
Los Angeles, CA 90054-0110

Dr. M. Eisner
c/o Gordon & Moss
11411 Crenshaw Blvd.
Inglewood, CA 90303

Mar Bet Construction, Inc.
11253 South Atlantic Avenue
Lynwood, CA 90262

Specialized Property Management, Inc.
1019 El Centro
South Pasadena, CA 91030

Try Foundation
c/o Robert P. Hess
445 S. Figueroa St., 34th Floor
Los Angeles, CA 90017

Counsel for Buyer
Michael J. Narvid
Narvid Scott LLP
15165 Ventura Boulevard, Suite 300
Sherman Oaks, CA 91403

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**

(Priority Mail)
Presiding Judge's Copy
Honorable Ernest M. Robles
United States Bankruptcy Court
255 E. Temple St., Suite 1560
Los Angeles, CA 90012-3332