

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 (T) (323) 724-5410 (F) 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
--	--------------------

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - Los Angeles

Inre: PRAYER ASSEMBLY CHURCH OF GOD IN CHRIST, a California corporation, Debtor(s).	CASE NO.: 2:13-bk-39001-RN CHAPTER: 7 <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
--	--

Sale Date: September 11, 2014	Time: 9:00 a.m.
Location: Courtroom 1645, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles CA 90012	

Type of Sale: Public Private **Last date to file objections:** August 28, 2014

Description of property to be sold: that commercial real property commonly known as 442 E. El Segundo Blvd., Los Angeles, California 90061, 425 E. 129th Street Los Angeles, California 90061 and 429 E. 129th Street Los Angeles, California 90061 bearing Los Angeles County APN's 6130-009-058, 6130-009-031 and 6130-009-032 (collectively, the "Property").

Terms and conditions of sale: All cash. As is where is. No warranties either express or implied. All liens and encumbrances to be paid through escrow. Buyer to close within 30 days of the entry of the sale order. Bid deposit is non-refundable if the overbidder fails to tender his full cash bid within 30 days of the entry of the sale order.

Proposed sale price: 1,550,000

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): \$10,000 overbid increments. Bid deposit is \$46,500 to be received by the Trustee no less than 7 days before the sale
hearing.

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):

Same as the information given for Wesley H. Avery in the upper
left hand corner of the first page of this notice.

Date: 21 Aug 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 E. Washington Blvd., 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*) 8/21/2014, 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
John J Menchaca (TR) jmenchaca@menchacacpa.com, ca87@ecfcbis.com;igaeta@menchacacpa.com
Arsen Pogosov apogosov@pogosovlaw.com
Charles Shamash cs@locs.com, generalbox@locs.com
United States Trustee (LA) ustregion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 8/21/2014, 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*) 8/21/2014, 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 Richard M. Neiter, US Bankruptcy Court, 255 E Temple Street, Suite 1652, Los Angeles, CA 90012

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.

8/21/2014
Date

Jennifer Phan
Printed Name

/s/Jennifer Phan
Signature

Prayer Assembly Church of God In Christ
429 East 129th St
Los Angeles, CA 90059

Broadway Federal Bank
5055 Wilshire Blvd., Ste 500
Los Angeles, CA 90036

Jan Neiman
Neiman Realty
14205 Collins Street
Van Nuys, CA 91401

Broadway Federal Bank, FSB
170 North Market St
Inglewood, CA 90301

BIGGS & CO
Samuel R Biggs
3250 Ocean Park Blvd Suite 350
Santa Monica, CA 90405

Sheryl Adams, Broker-Good House Realty
460 Carson Plaza Drive Suite 222
Carson, CA 90746

Office of the Attorney General
300 South Spring Street
Los Angeles, CA 90013-1230