

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>M. Jonathan Hayes (Bar No. 90388)          Matthew D. Resnik (Bar No. 182562)          Roksana D. Moradi (Bar No. 266572)          Carolyn M. Afari (Bar No. 283681)          SIMON RESNIK HAYES LLP          15233 Ventura Blvd., Suite 250          Sherman Oaks, CA 91403          Telephone: (818) 783-6251          Facsimile: (818) 827-4919          jhayes@SRHLawFirm.com          matthew@SRHLawFirm.com          roksana@SRHLawFirm.com;carolyn@SRHLawFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: VICTOR ANTONIO CAZARES,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-12516-NB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 06/10/2014</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> U.S. Bankruptcy Court, Courtroom 1545, 255 E. Temple Street, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 05/27/2014

**Description of property to be sold:**  
9735 California Avenue, South Gate, California, 90280; Assessor's Parcel Number 6209-016-035

**Terms and conditions of sale:**  
Lease with an Option to Purchase. First six (6) months lease is \$6,500, next six (6) months lease is \$8,500. During this period, Buyer has an option to purchase the property for \$1,350,000 (financed or cash).

**Proposed sale price:** \$ 1,350,000.00

**Overbid procedure (if any):** Initial Overbid at least \$50,000 more than initial bid of \$1,350,000. Subsequent overbids will be \$25,000. Any potential overbidder must contact Debtor's counsel at least 48 hours before sale to provide evidence of financial ability to purchase property, and deposit (\$50,000 cashier check).

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

Property is to be sold free and clear of liens or other interests, hearing will take place on June 10, 2014 at 11:00 AM at U.S. Bankruptcy Court, Courtroom 1545, 255 E. Temple Street, Los Angeles, CA 90012.

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

M. Jonathan Hayes (Bar No. 90388)  
Matthew D. Resnik (Bar No. 182562)  
Roksana D. Moradi (Bar No. 266572)  
Carolyn M. Afari (Bar No. 283681)  
SIMON RESNIK HAYES LLP  
15233 Ventura Blvd., Suite 250  
Sherman Oaks, CA 91403  
Telephone: (818) 783-6251 Facsimile: (818) 827-4919  
jhayes@SRHLawFirm.com; matthew@SRHLawFirm.com  
roksana@SRHLawFirm.com; carolyn@SRHLawFirm.com  
(PLEASE CONTACT ALL PARTIES)

Date: 05/06/2014

**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: 15233 Ventura Blvd., Suite 250, Sherman Oaks, CA 91403

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*) 5/6/2014, 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:

- Marian Garza ecfnotices@ascensioncapitalgroup.com
- Ed J Gezel Notices@bkservicing.com
- M Jonathan Hayes jhayes@srhlawfirm.com, roksana@srhlawfirm.com; carolyn@srhlawfirm.com; rosarioz@srhlawfirm.com; jfisher@srhlawfirm.com; anastasia@srhlawfirm.com; jhayesecf@gmail.com
- Raffi Khatchadourian raffi@hemar-rousso.com
- Leslie M Klott bankruptcy@zievelaw.com, lklott@zievelaw.com
- Dare Law dare.law@usdoj.gov, alvin.p.mar@usdoj.gov; hatty.yip@usdoj.gov
- Kelly M Raftery bknotice@mccarthyholthus.com
- Timothy J Silverman tim@sgsslaw.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Jennifer C Wong bknotice@mccarthyholthus.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 5/6/2014, 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.

**Neil W. Bason**  
**US Bankruptcy Court**  
255 E. Temple Street, Suite 1552  
Los Angeles, CA 90012

VICTOR CAZARES  
9544 CASANES AVE.  
DOWNEY, CA 90240

**ALL CREDITORS:**

Ally Financial  
200 Renaissance Ctr  
Detroit, MI 48243

Ally Financial  
served by Ally Servicing LLC  
PO Box 130424  
Roseville, MN 55113

Ally Bank  
served by Ally Servicing LLC  
PO Box 130424  
Roseville, MN 55113

Alphera Financial Serv  
5550 Britton Pkwy  
Hilliard, OH 43026

1	American Express P.O. Box 0001 Los Angeles, CA 90096-0001	Citi Com Lending Grp/A Po Box 769004 San Antonio, TX 78245
2		
3	Amex Po Box 297871 Fort Lauderdale, FL 33329	Comenity Bank/Vctrsec Po Box 182789 Columbus, OH 43218
4		
5	Amexdsnb 9111 Duke Blvd Mason, OH 45040	DB Servicing Corporation PO Box 3025 New Albany, OH 43054-3025
6		
7	Bank Of America Po Box 982235 El Paso, TX 79998	Discover Fin Svcs Llc Po Box 15316 Wilmington, DE 19850
8		
9	Bank of America Business Card P O Box 15796 Wilmington, DE 19886-5796	Franchise Tax Board Attn: Bankruptcy Unit P.O. Box 2952 Sacramento, CA 95812-2952
10		
11		Gecrb/Tjx Cos Po Box 965005 Orlando, FL 32896
12	Bank Of America, N.A. 4161 Piedmont Pkwy Greensboro, NC 27410	
13		Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346
14	BMW Financial Services NA, LLC PO Box 201347 Arlington, TX 76006	
15		Los Angeles County Tax Collector PO Box 54110 Los Angeles, CA 90054-0110
16	Capital One Bank, N.A. by American InfoSource LP PO Box 71083 Charlotte, NC 28272	
17		Mb Fin Svcs 36455 Corporate Dr Farmington Hills, MI 48331
18		
19	Capital One, N.A. Po Box 30273 Salt Lake City, UT 84130	McCarthy & Holthus, LLP 1770 Fourth Avenue San Diego, CA 92101
20		
21	Chase Po Box 15298 Wilmington, DE 19850	Mcydsnb 9111 Duke Blvd Mason, OH 45040
22		
23	Citi Po Box 6241 Sioux Falls, SD 57117	Patrick Galentine c/o Richard L. Seide, APC 901 Dove Street, Suite 120 Newport Beach, CA 92660
24		
25	Citi P.O. Box 6500 Sioux Falls, SD 57117	
26		Quality Loan Service Corp 2141 5th Avenue San Diego, CA 92101
27		
28		

1	QuickFix LLC	Sacramento Loan Processing Center
	Attn: Les Wilson	6501 Sykvab Road, Suite 111
2	1444 S. Alpine Drive	Citrus Heights, CA 95610-5017
	West Covina, CA 91791	
3		U.S. Small Business Administration
	Sandra I. Tiberi, Attorney	Los Angeles District Office
4	Hemar, Rousso & Heald, LLP	330 N. Brand Ave., Suite 1200
	15910 Ventura Boulevard	Glendale, CA 91203
5	12th floor	
	Encino, CA 91436	Unvl/Citi
6		Po Box 6241
		Sioux Falls, SD 57117
7	Sears/Cbna	
	Po Box 6283	Wells Fargo Bank
8	Sioux Falls, SD 57117	Po Box 14517
		Des Moines, IA 50306
9	Select Portfolio Services	
	P.O. Box 65250	Wells Fargo Bank
10	Salt Lake City, UT 84165-0250	Po Box 10438
		Des Moines, IA 50306
11	Specialized Loan Servi	
	8742 Lucent Blvd Ste 300	Wells Fargo Hm Mortgage
12	Highlands Ranch, CO 80129	8480 Stagecoach Cir
		Frederick, MD 21701
13	Unique Pacific Funding	
	2818 E. Florence Ave.	Becket and Lee LLP
14	Huntington Park, CA 90255	POB 3001
		Malvern, PA 19355
15	U.S. Small Business Administration	

**REMOVED CREDITORS/RETURNED MAIL:**

16	<del>Carlos F. Montoya</del>	<del>Richmond, VA 23285</del>
17	<del>8301 E. Florence, Suite 311</del>	
18	<del>Downey, CA 90240</del>	<del>Bank of America</del>
		<del>P.O. Box 650576</del>
19	<del>Cap One</del>	<del>Dallas, TX 75266-0576</del>
	<del>Po Box 85520</del>	

Service information continued on attached page

20 **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) 5/6/2014, 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.

24  Service information continued on attached page

25 I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

26	<u>5/6/2014</u>	<u>Ja’Nita Fisher</u>	<u>/s/ Ja’Nita Fisher</u>
	<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>