

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

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☐ Individual appearing without attorney  
☐ Attorney for: Jason M. Rund, Chapter 7 Trustee

FOR COURT USE ONLY

In re:

Eduarda Ramirez

CASE NO.: 2:14-bk-14121-DS

## CHAPTER: 7

Debtor(s).

## NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** 10/06/2015

**Time:** 10:30 a.m.

**Location:** 255 E. Temple Street, Courtroom 1339, Los Angeles, CA 90012

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**Last date to file objections:** September 22, 2015

Residential multifamily property commonly known as 11894 Eucalyptus Avenue, Hawthorne, CA 90250.

The sale will be on an "as is" and "where is" basis, without any representations, warranties or recourse and is subject to Bankruptcy Court approval and overbid.

**Proposed sale price:** \$680,000.00 subject to overbid

**Overbid procedure (if any):** See Attachment 1.

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

October 6, 2015  
10:30 a.m.  
255 E. Temple Street, Courtroom 1339, Los Angeles, CA 90012

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

Greg Bingham  
Coldwell Banker  
840 Newport Center Dr.  
Suite 100  
Newport Beach, CA 92660  
Telephone: 949-759-3760  
Facsimile: 949-644-1690  
greg.bingham@camoves.com

Date: 9/15/2015

ATTACHMENT 1

In order for any party to participate in the overbid procedure regarding the property concerning the residential multifamily property commonly known as 11894 Eucalyptus Avenue, Hawthorne, CA 90250 ("Property"), the Trustee requests that the parties comply with the following provisions:

a. In order for any person or entity to qualify to bid on the Property at the hearing on this Motion, they must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process.

b. Each party participating in the overbid process (including the Debtor, but not including the Buyers<sup>1</sup>) must deliver to the Trustee at the hearing on the Motion a cashier's check in the amount of \$20,400.00, payable to Jason M. Rund, Trustee. If the bidder is successful, the \$20,400.00 shall be a deposit on the purchase, but will be forfeited if the bidder does not timely close the sale. If the bidder is not successful, the \$20,400.00 will be returned to the bidder.

c. Any bidder must provide evidence of pre-approved financing from a lender (not a pre-qualification subject to conditions) or available cash in an amount necessary to consummate the sale at the time of hearing. Such evidence must be satisfactory to the Trustee in his sole discretion.

d. Subject to court approval, the Trustee is recommending that minimum initial overbid amount shall be \$682,500.00, which is \$2,500.00 higher than the current proposed purchase price. Each successive overbid shall be in such amount as the Court, in its discretion, determines to be sufficient.

e. All overbids must be on the same terms and conditions as the offer accepted from Buyer, other than price.

**IN THE EVENT THAT ANY BUYER FAILS TO PERFORM, THE DEPOSIT MADE AT THE TIME OF HEARING WILL BE FORFEITED. ALL SALES ARE ON AN AS-IS, WHERE-IS BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR RECOURSE.**

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<sup>1</sup> Timothy Quon and Emily Quon, whose address is 904 Silver Spur Road #289, Rolling Hills, CA 90274.

## 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:  
840 Apollo Street, Suite 351, El Segundo, CA 90245

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)* 9/15/15, 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: United States Trustee (LA), [ustpreion16.la.ecf@usdoj.gov](mailto:ustpreion16.la.ecf@usdoj.gov)

Counsel for Debtor: Majid Safaie, Esq., [majid.safaie@aryalc.com](mailto:majid.safaie@aryalc.com)

NEF: [dmddouglas@hotmail.com](mailto:dmddouglas@hotmail.com), [gdaniels@nbsdefaultservices.com](mailto:gdaniels@nbsdefaultservices.com), [pwc@bvwlaw.com](mailto:pwc@bvwlaw.com),  
[RPZ@ecf.inforuptcy.com](mailto:RPZ@ecf.inforuptcy.com)

☐ Service information continued on attached page

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

On *(date)* 9/15/15, 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)* 9/15/2015, 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.

Via American Legal Support Services:

Judge's Copy: Honorable Deborah J. Saltzman, United States Bankruptcy Judge, United States Bankruptcy Court, Bin outside Suite 1334, 255 Temple Street, 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.

9/15/15

Date

Laura Gitnick

Printed Name

/s/ Laura Gitnick

Signature

SERVICE LIST

1	<u>Debtor</u>	
2	Eduarda Ramirez	Capital Management Services
3	4742 W. 130th St., Unit B	726 Exchange St #700
4	Hawthorne, CA 90250	Buffalo, NY 14210-1485
5	<u>Real Estate Brokers</u>	
6	Greg Bingham	Chase
7	Coldwell Banker	Po Box 24696
8	840 Newport Center Dr., Suite 100	Columbus, OH 43224-0696
9	Newport Beach, CA 92660	
10	William Friedman	City Of Victorville
11	8840 South Sepulveda Blvd.	C/O High-Desert Creditors Svc
12	Los Angeles, CA 90045	14608 Main St., #D
13		Hesperia, CA 92345-3381
14	<u>Buyer's Agent</u>	
15	Arnold Ng	Dsnb Macys
16	Apex Commercial Real Estate, Inc.	Po Box 8218
17	21250 Hawthorne Blvd, Suite 500	Mason, OH 45040-8218
18	Torrance, CA 90503	
19	<u>All Creditors of the Estate</u>	
20	CITIBANK	High Desert Creditors
21	PO BOX 790034	14608 Main St Ste B
22	ST LOUIS MO 63179-0034	Hesperia, CA 92345-3381
23	TOYOTA MOTOR CREDIT	
24	CORPORATION	JC PENNY
25	PO BOX 8026	Attention: Bankruptcy Department
26	CEDAR RAPIDS IA 52408-8026	PO Box 103106
27		Roswell, GA 30076-9106
28	WELLS FARGO BANK NA	
29	WELLS FARGO HOME MORTGAGE	La County Tax Collector
30	AMERICAS SERVICING	225 N. Hill St.
31	ATTN BANKRUPTCY DEPT MAC	Los Angeles, CA 90012-3253
32	X7801-014	
33	3476 STATEVIEW BLVD	Sears/cbna
34	FORT MILL SC 29715-7203	Po Box 6283
35		Sioux Falls, SD 57117-6283
36	Amex Dsnb	
37	9111 Duke Blvd	Superior Court - Torrance
38	Mason, OH 45040-8999	Banuelos Vs. Ramirez YC068181
39		825 Maple St.
40		Torrance, CA 90503-5018
41	Bank Of The West	
42	2527 Camino Ramon	Thd/cbna
43	San Ramon, CA 94583-4213	Po Box 6497
44		Sioux Falls, SD 57117-6497
45	BANK OF THE WEST	
46	PO Box 9013	Toyota Motor Credit Corporation
47	Addison, Tx 75001-9013	14841 Dallas Pkwy Suite 300
48		Dallas, TX 75254-7883
49	Banuelos, Teresa	
50	C/O Smith & Politiski, Attorneys	United Collection Bureau
51	1002 N. Broadway	P.O. Box 140310
52	Santa Ana, CA 92701-3408	Toledo, OH 43614-0310