

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>EDWARD M. WOLKOWITZ (SBN 68298) 800 S. Figueroa Street, #1260 Los Angeles, CA 90017 Telephone: (310) 229-3367 Telecopier: (310) 627-7194 Email: emw@lnbyb.com</p> <p>CHAPTER 7 TRUSTEE</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</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: ISMAEL PEREZ GARCIA and JULIETA HERNANDEZ SANTIAGO,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-19679-BR CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 10/14/2014</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> Courtroom 1668, 225 E. Temple Street, Los Angeles, California</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** \_\_\_\_\_

**Description of property to be sold:** 1335 Ballista Avenue, La Puente, CA 91744

**Terms and conditions of sale:** Properties are being sold subject to the debt on the property, on an "as-is, where-is" basis. The Trustee makes no representations or warranties, whether express or implied, of any kind as to the condition of the Property. The Trustee does not anticipate any negative tax consequences as a result of the sale. A \$3,000 break-up fee was requested by the buyer, related to the investment of time towards making of the offer and the otherwise lack of equity in the property for the benefit of creditors.

**Proposed sale price:** \$ 17,500.00 \_\_\_\_\_

**Overbid procedure (if any):** Minimum overbid price will be \$21,500, with subsequent increments of at least \$1,000

Any qualified bidder must contact the Trustee in advance of the hearing on the Motion, and submit, before the time of the hearing on the Sale Motion a deposit for the purchase of the Property in an amount equal to the original offer (\$17,500).

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

The Property is being sold subject to liens and encumbrances.

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

EDWARD M. WOLKOWITZ, CHAPTER 7 TRUSTEE  
800 S. Figueroa Street, #1260  
Los Angeles, CA 90017  
Telephone: (310) 229-3367  
Telecopier: (310) 627-7194  
Email: emw@lnbyb.com

Date: 09/22/2014

## 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: 800 S Figueroa St., Suite 1260, Los Angeles, CA 90017

A true and correct copy of the foregoing document entitled as **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 indicated 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 September 22, 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 email addresses indicated below:

Bridget Howze on behalf of Debtor Ismael Perez Garcia  
b\_howze@yahoo.com

Bridget Howze on behalf of Joint Debtor Julieta Hernandez Santiago  
b\_howze@yahoo.com

Dare Law on behalf of U.S. Trustee United States Trustee (LA)  
dare.law@usdoj.gov

United States Trustee (LA)  
ustpreion16.la.ecf@usdoj.gov

Edward M Wolkowitz (TR)  
emwtrustee@lnrb.com, ewolkowitz@ecf.epiqsystems.com

Service information continued on attached page

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

On September 22, 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 September 22, 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.

Served by Personal Delivery  
Honorable Barry Russell  
United States Bankruptcy Court  
255 East Temple Street  
Courtroom 1668  
Los Angeles, CA 90012

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

September 22, 2014  
\_\_\_\_\_  
Date

Lourdes Cruz  
\_\_\_\_\_  
Type Name

/s/ Lourdes Cruz  
\_\_\_\_\_  
Signature