

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Thomas H. Casey - Bar No. 138264 Kathleen J. McCarthy - Bar No. 132637 Steve Burnell - Bar No. 586227 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 22342 Avenida Empresa, Suite 200 Rancho Santa Margarita, CA 92688 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: ALICIA MARTINEZ, Debtor(s).	CASE NO.: 2:14-bk-20663-NB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/27/2015	Time: 11:00 am
Location: 255 E Temple Street, Los Angeles CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 10/13/2015

Description of property to be sold: Real property located at 21538 Weiser Avenue, Carson, CA - APN#7327-004-026. For further information, see Trustee's Motion for Order Approving (1) Authorizing Trustee to Sell Real Property (21538 Weiser Avenue, Carson, CA) Pursuant to 11 U.S.C. Section 363(b); (2) Approving Overbid Procedures; (3) Approving Compensation and Reimbursement of Expenses of Real Estate Co-Agents; (4) Authorizing Distribution of Sale Proceeds; and (5) Waiving 14-Day Stay Imposed by FRBP 6004(h) ("Motion") on file with the Bankruptcy Court.

Terms and conditions of sale:

See Motion; a copy of the Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 510,000.00

Overbid procedure (if any): See Motion for explanation of Buyer's Creditr and full bidding procedures; deadline for submitting overbids is October 20, 2015

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

October 27, 2015 at 11:00 a.m.

U.S. Bankruptcy Court
255 E Temple Street
Courtroom 1545
Los Angeles CA 90012

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

William Friedman (Trustee's real estate co-agent)	OR:	Julio Bonilla (Trustee's real estate co-agent)
Coldwell Banker		Excellence Real Estate
8840 S Sepulveda Blvd		14566 Whittier Blvd
Los Angeles CA 90045		Whittier CA 90605
(424) 702-3007		(562) 846-4791

Date: 10/02/2015

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:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

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*) **October 2, 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:

- **Attorney for Creditors Peter Radi, Peter Issa and Issam Abumuhor:** Julian K Bach Julian@Jbachlaw.com, julianbach@sbcglobal.net
- **Attorney for Debtor:** Reid Breitman , rbreitman@hyperionfundlp.com
- **Attorney for Debtor:** Reid Breitman rbreitman@roadrunner.com, rbreitman@hyperionfundlp.com
- **Attorney for Trustee:** Steve Burnell: sburnell@tomcaseylaw.com.
- **Attorney for Trustee:** Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- **Attorney for Counter-Defendants:** Anthony Obehi Egbase info@anthonyegbaselaw.com, sandy@ecf.inforuptcy.com
- **Laleh Ensafi:** lensafi@yahoo.com, ensafilaw@gmail.com
- **Attorney for Maple Leaf Capital:** David S Hagen go4broq@earthlink.net

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **October 2, 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 1, 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.

October 2, 2015
Date

Marissa Silva
Printed Name

/s/Marissa Silva
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)

- **Attorney for United Pacific Capital Investment, LLC:** Yoon O Ham hamy@lewishamlaw.com
- **Attorney for Ally Financial Inc.:** Toriana S Holmes tsh@severson.com
- **Attorney for Debtor:** Nina Z Javan nina@marguliesfaithlaw.com,
Helen@MarguliesFaithlaw.com; Victoria@MarguliesFaithlaw.com, Brian@MarguliesFaithlaw.com
- **Andrew Kusmaul** Andrew.Kusmaul@BuckleyMadole.com
- **Attorney for Trustee:** Angie S Lee angie@srlawyers.com
- **Attorney for Rene Limon:** Erika Luna ealunalegal@gmail.com
- **Attorney for Debtor:** Craig G Margulies Craig@MarguliesFaithlaw.com, Victoria@MarguliesFaithlaw.com,
Brian@MarguliesFaithlaw.com
- **Attorney for Counter-Defendants:** Warren K Miller wkm@carlsonlawgroup.com, krg@carlsonlawgroup.com
- **Benjamin Nachimson** ben.nachimson@wgflp.com
- **Mediator:** Lawrence Peitzman lpeitzman@lpmediation.com
- **Trustee:** Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- **Ramesh Singh** claims@recoverycorp.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **Attorney for Ally Financial, Inc.:** Brent Van Tassel charlie.tretter@gmaccfs.com

**SERVED BY UNITED STATES
MAIL:**

Interested Party

United States Bankruptcy Court
Attn: Hon. Neil W. Bason
255 E. Temple Street, Suite 1552
Los Angeles, CA 90012

Debtor

Alicia Martinez
320 E. Realty Street
Carson, CA 90745-5937

**Attorney for Edward Canas and
Realty Escrow Corp.**

Victoria T. Orafa, Esq.
A.O.E. Law & Associates, APLC
350 S. Figueroa Street, Suite 189
Los Angeles, CA 90012

**Attorney for United Pacific and
Charles Rim**

Michael R. Lewis, Esq.
Lewis & Ham LLP
1425 W. Foothill Blvd., Suite 235
Upland, CA 91786

Trustee's Real Estate Agent

William Friedman
Coldwell Banker
8840 South Sepulveda Blvd.
Los Angeles, CA 90045

Julio Bonilla
Excellence Real Estate
14566 Whittier Blvd.
Whittier, CA 90094

Buyer's Real Estate Agent

Merriman Properties
Attn: Malcolm Merriman
4540 Florin Rd., Ste. E
Sacramento, CA 95823

Tax Collector

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

Interested Parties

City of Carson
701 E. Carson Street
Carson, CA 90745-2224

Creditors

Ally Financial
Attn: Managing/General Agent
P.O. Box 130424
Roseville, MN 55113-0004

AT&T
c/o Bankruptcy
Attn: Managing/General Agent
1801 Valley View Lane
Farmers Branch, TX 75234-8906

AT&T Mobility II LLC
c/o AT&T Services, Inc.
Karen Cavagnaro, Paralegal
One AT&T Way, Room 3A104
Bedminster, NJ 07921-2693

Allied Servicing Corporation
Attn: Managing/General Agent
P.O. Box 13245
Spokane, WA 99213-3245

Ally
Attn: Managing/General Agent
P.O. Box 380902
Bloomington, MN 55438-0902

Ally Financial, Serviced by
Ally Servicing LLC
Attn: Managing/General Agent
P.O. Box 130424
Roseville, MN 55113-0004

C B Realty & Home Loans
Attn: Managing/General Agent
16216 Clark Avenue
Bellflower, CA 90706-4506

Carson Toyota
Attn: Managing/General Agent
1333 E. 223rd Street
Carson, CA 90745-4382

Charles Rim
26413 Western Avenue, #200
Lomita, CA 90717

Chase
Attn: Managing/General Agent
3415 Vision Drive
Columbus, OH 43219-6009

City of L.A. Dept. of Bldg. & Safety
c/o Municipal Services Bureau
Attn: Managing/General Agent
P.O. Box 16765
Austin, TX 78761-6755

Discover Financial Services, LLC
Attn: Managing/General Agent
P.O. Box 3025
New Albany, OH 43054-3025

Discover Bank
DB Servicing Corporation
Attn: Managing/General Agent
P.O. Box 3025
New Albany, OH 43054-3025

Felipe Escobar Romero
23670 Hawthorne Blvd., #100
Torrance, CA 90505-5968

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

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790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101-2193

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Issam Abumuhor
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Attn: J. Scott Russo
9090 Irvine Center Drive, 2nd Floor
Irvine, CA 92618-4658

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c/o Five Lakes Agency, Inc.
Attn: Managing/General Agent
P.O. Box 80730
Rochester, MI 48308-0730

Kenneth Gaugh
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Torrance, CA 90505

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Mike Lansing
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San Pedro, CA 90732-3904

Mike Lansing Revocable Trust
c/o Mike Lansing, as Trustee
1506 Sunnyside Terrace
San Pedro, CA 90732-3904

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Recovery Management Systems
Corporation
25 SE 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Rene Limon
23631 Pine Forest Lane
Harbor City, CA 90710-1233

Richard Mota and Cecilia Mota
2939 Sandwood Street
Lakewood, CA 90712-3327

Sears Card
c/o Sears Credit Cards
Attn: Managing/General Agent
P.O. Box 6283
Sioux Falls, SD 57117-6283

South Bay Passive Income, Inc.
dba Keller Williams
Attn: Managing/General Agent
23670 Hawthorne Blvd., Suite 100
Torrance, CA 90505-5968

Toyota Motor Credit Corporation
14841 Dallas Parkway, Suite 300
Dallas, TX 75254-7883

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3142 Pacific Coast Highway, #208
Torrance, CA 90505-6796

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P.O. Box 8026
Cedar Rapids, Iowa 52408-8026

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Torrance, CA 90505-6796

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