

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  John P. Pringle, Esq. SBN 072300 Toan B. Chung, Esq. SBN 276505 ROQUEMORE, PRINGLE & MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, CA 90040 Tel: (323) 724-3117 Fax: (323) 724-5410  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Timothy J. Yoo, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  ASTRID MOSQUERA,   Debtor(s).	CASE NO.: 2:14-bk-21555-ER CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 09/16/2015	<b>Time:</b> 10:00 am
<b>Location:</b> 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/02/2015

**Description of property to be sold:** Real property located at 23973 Arroyo Park Drive, # 116, Valencia, CA 91355, APN No.: 2861-021-117 (the "Real Property").

**Terms and conditions of sale:** Real property is being sold "as is" without any warranties, whatsoever.

**Proposed sale price:** \$ 335,000.00

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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):** Bidder must be qualified, must deposit \$5,000.00 by cashier's or bank check made payable to the Trustee and present to the Trustee's counsel at or before the time of the sale hearing a pre-approved loan letter. All overbids must be in increments of no less than \$1,000.00.

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

September 16, 2015  
10:00 a.m.  
255 E. Temple Street  
Courtroom 1568  
Los Angeles, CA 90012

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

W. Darrow Fiedler  
KW Commercial  
23670 Hawthorne Blvd., Suite 100  
Torrance, CA 90505  
(310) 600-0757

Date: 08/21/2015

## 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:  
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*) 8/24/2015, 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:

Drew A Callahan dcallahan@aldridgepite.com, unionbankecf@aldridgepite.com  
Toan B Chung tbchung@rpmlaw.com, toan.b.chung@gmail.com; jphan@rpmlaw.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Timothy Yoo (TR) tjytrustee@lnbrb.com, tyoo@ecf.epiqsystems.com

Service information continued on attached page

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

On (*date*) 8/24/2015 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 (*date*) 8/24/2015, 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.

Honorable Ernest Robles, US Bankruptcy Court, 255 E. Temple Street, Suite 1560, 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.

8/24/2015  
Date

Jennifer Phan  
Printed Name

/s/Jennifer Phan  
Signature

Astrid Mosquera  
23504 Lampara Drive  
Valencia, CA 91355

Chase Cardmember  
PO Box 94014  
Palatine, IL 60094

Best Buy Service Company  
PO Box 688910  
Des Moines, IA 50368

Co M Enty  
PO Box 659707  
San Antonio, TX 78265

First Bank Card  
PO Box 2557  
Omaha, NE 68103

Home Depot  
Processing Center  
Des Moines, IA 54364

Lowes GECRB  
PO Box 530914  
Atlanta, GA 30353

Rus Credit/GECRB  
PO Box 530939  
Atlanta, GA 30353

Target Card Services  
PO Box 660170  
Dallas, TX 75266

Time Warner Cable  
PO Box 9037  
Addison, TX 75001

W. Darrow Fiedler  
KW Commerical  
23670 Hawthorne Blvd Ste 100  
Torrance, CA 90505

American InfoSource LP as agent for  
TD Bank, USA  
PO Box 248866  
Oklahoma City, OK 73124

TJ Rewards/GECRB  
PO Box 530949  
Atlanta, GA 30353

Capital One, N.A.  
C o Becket and Lee Llp  
POB 3001  
Malvern, PA 19355

Capital Recovery V, LLC  
c/o Recovery Management Systems Corp  
25 SE 2<sup>nd</sup> Ave Suite 1120  
Miami, FL 33131

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812

First National  
1620 Dodge Street  
Stop Code 3105  
Omaha, NE 68197

Pyod, LLC its successors and assigns as  
assi of Citibank, NA.  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602

Quantum3 Group LLC as agent for  
MOMA Funding LLC  
PO Box 788  
Kirkland, WA 98083