

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>M. Jonathan Hayes (Bar No. 90388) Matthew D. Resnik (Bar No. 182562) Roksana D. Moradi (Bar No. 266572) 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</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Wesley H. Avery</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: JOSEPH RAY RUIZ,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-29637-RK CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 07/21/2015</p>	<p>Time: 2:30 pm</p>
<p>Location: United States Bankruptcy Court, Courtroom 1675, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 07/07/2015

Description of property to be sold:
 14122 Reis St., Whittier, CA 90604, Assessor's Parcel Number 8156-023-017
 Residential property

Terms and conditions of sale: (1) The purchase price is \$385,000;
 (2) The Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever.
 (3) Undisputed liens will be paid through escrow. (4) Any disputed liens, or liens and claims that still require investigation or further proof to establish their validity, if any, will attach to the net proceeds of the sale of the Property.

Proposed sale price: \$ 385,000.00

Overbid procedure (if any):

See attached for proposed overbid procedures

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

Date: 7/21/2015

Time: 2:30 p.m.

Place: United States Bankruptcy Court
Courtroom 1675
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 Esq.
SIMON RESNIK HAYES LLP
15233 Ventura Blvd., Suite 250
Sherman Oaks, CA 91403
Telephone: (818) 783-6251
Facsimile: (818) 827-4919
jhayes@SRHLawFirm.com

Date: 06/25/2015

OVERBID PROCEDURES

- (1) The initial overbid must be at least \$5,000 more than the initial bid of \$385,000. The overbid must be on substantially the same terms as set forth in the Purchase Agreement attached hereto as **Exhibit "A"** to the Motion.
- (2) Overbid increments will be \$1,000 after the initial overbid.
- (3) Any successful overbidder must be able to close by the Proposed Closing Date, 21 days after entry of the Order approving this motion.
- (4) Any party wishing to overbid on the Property during the hearing on the Motion must contact Trustee's counsel at least 48 hours prior to the hearing and provide evidence of available financial resources such as funds and/or proof of ability to finance to Trustee's Counsel up to the overbidder's maximum bid to the Trustee's reasonable satisfaction.
- (5) Any overbidder wishing to overbid on the Property during the hearing must also submit, before the time of the hearing, a deposit for the purchase of the Property, by cashier's check or other cash equivalent in the amount of at least \$15,000 made payable to "WESLEY H. AVERY TRUST ACCOUNT." The successful overbidder's deposit will be applied towards the purchase of the Property, and will not be refunded in the event the overbidder cannot successfully close escrow pursuant to the terms of the sale as proscribed herein.
- (6) If a broker or agent brings a prospective bidder who is ultimately the successful bidder and to whom the sale is approved, the broker will share in the commission with James on a 50/50 basis.

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: **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)* 06/25/2015, 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:

Wesley H Avery (TR) wamiracle6@yahoo.com, jmoattrustee@gmail.com;vguillentrustee@gmail.com;
Heather J Canning notices@blclaw.com, ecf@blclaw.com;borowitzclark1@gmail.com
M Jonathan Hayes jhayes@srhlawfirm.com, roksana@srhlawfirm.com;matthew@srhlawfirm.com;rosarioz@srhlawfir
Nancy L Lee bknotice@rcolegal.com, nlee@rcolegal.com;United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
 Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/25/2015, 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.

Hon. Robert Kwan
U.S. Bankruptcy Court
Central District – LA Branch
255 E. Temple Street, Suite 1675

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)* _____, 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.

06/25/2015
Date

Ja'Nita Fisher
Printed Name

Ja'Nita Fisher
Signature