

Sale Date: 10/30/2015	Time: 9:00 am
Location: 255 E. Temple St., Courtroom 1545 Los Angeles, CA 90012	

Last date to file objections: 10/16/2015

Single family residence with a guest house located at 2075 Lombardy Road, San Marino, CA 91108.

Price: \$7 million under written Residential Purchase Agreement and Joint Escrow Instructions (see motion) free and clear of liens, claims and interests.

Proposed sale price: \$ 7,000,000.00

Overbid procedure (*if any*): None

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

Date: October 30, 2015

Time: 9:00 a.m.

Location: 255 E. Temple St., Courtroom 1545 Los Angeles, CA 90012

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

Giovanni Orantes, Esq.
3435 Wilshire Blvd., Suite 2920
Los Angeles, CA 90010
Tel. (213) 389-4362
E-mail: go@gobklaw.com

Gabriela Sandoval
Real Innovate Realty
7668 El Camino Real, Suite 104-101
Carlsbad, CA 92009
Tel. (323) 547-9693
E-mail: gabiesand@gmail.com

Date: 09/29/2015

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:
The Orantes Law Firm, P.C. 3435 Wilshire Blvd., Suite 2920, Los Angeles, CA 90010

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*) **09/30/2015**, 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:

Melanie Scott Green on behalf of U.S. Trustee United States Trustee (LA) Melanie.green@usdoj.gov	Dare Law on behalf of U.S. Trustee United States Trustee (LA) dare.law@usdoj.gov , ron.maroko@usdoj.gov
Bonni S Mantovani on behalf of Creditor AIM United, LLC cmartin@pralc.com	United States Trustee (LA) ustregion16.la.ecf@usdoj.gov
Giovanni Orantes on behalf of Debtor Tzu Ling Hsu go@gobklaw.com , gorantes@oranteslaw.com , cmh@gobklaw.com , gobklaw@gmail.com , go@ecf.inforuptcy.com	Joseph P Buchman on behalf of Interested Party MTC FINANCIAL INC. dba TRUSTEE CORPS jbuchman@bwslaw.com , akramer@bwslaw.com , kperea@bwslaw.com
Jerome Bennett Friedman on behalf of Debtor Tzu Ling Hsu jfriedman@flg-law.com , msobkowiak@flg-law.com ; jmartinez@flg-law.com ; sbiegenzahn@flg-law.com ; aramirez@flg-law.com	

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **09/30/2015**, 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.

United States Bankruptcy Court Chambers of Hon. Judge Neil Bason 255 East Temple St., Suite 1552 Los Angeles, CA 90012	United States Trustee 915 Wilshire Blvd., Suite 1850 Los Angeles, CA 90017
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☒ 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

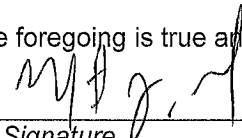
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/30/2015

Date

Martha I. Rangel

Printed Name


Signature

Label Matrix for local noticing
0973-2
Case 2:15-bk-20572-NB
Central District Of California
Los Angeles
Wed Sep 30 13:35:21 PDT 2015

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

Employment Development Department
Bankruptcy Group MIC 92E
Po Box 826880
Sacramento, CA 94280-0001

Experian
475 Anton Blvd.
Costa Mesa, CA 92626-7037

Internal Revenue Service
Po Box 7346
Philadelphia, PA 19101-7346

PennyMac Loan Services, LLC
Attn:President or Corporate Officer
Po Box 514387
Los Angeles, CA 90051-4387

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Tzu Ling Hsu
2075 Lombardy Road
San Marino, CA 91108-1236

AIM United, LLC
c/o Prober & Raphael, A Law Corporation
20750 Ventura Boulevard, Suite 100
Woodland Hills, CA 91364-6207

Chase
Po Box 15298
Wilmington, DE 19850-5298

Enterprise Rent-A-Car
Attn:President or Corporate Officer
335 Las Tunas
San Gabriel, CA 91776-1212

Franchise Tax Board
Bankruptcy Section, MS: A-340
Po Box 2952
Sacramento, CA 95812-2952

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054-0018

Securities Exchange Commission
5670 Wilshire Boulevard, 11th Floor
Los Angeles, CA 90036-5627

Giovanni Orantes
Orantes Law Firm PC
3435 Wilshire Blvd Ste 2920
Los Angeles, CA 90010-2015

MTC FINANCIAL INC. dba TRUSTEE CORPS
c/o Burke, Williams & Sorensen, LLP
1851 East First Street
Suite 1550
Santa Ana, CA 92705-4067

(p)CITIBANK
PO BOX 790034
ST LOUIS MO 63179-0034

Equifax
Po Box 740241
Atlanta, GA 30374-0241

(p)INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

PennyMac Loan Services, LLC
Attn:President or Corporate Officer
6101 Condor Drive
Moorpark, CA 93021-2602

TransUnion
Po Box 1000
Chester, PA 19016-1000

Jerome Bennett Friedman
1900 Ave of the Stars 11th Fl
Los Angeles, CA 90067-4699

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Citibank South Dakota, N.A.
Attn: Centralized Bankruptcy
Po Box 20363
Kansas City, MO 64195

INTERNAL REVENUE SERVICE
300 North Los Angeles Street
M/S 5022
Los Angeles, CA 90012

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)United States Trustee (LA)	End of Label Matrix	
915 Wilshire Blvd.	Mailable recipients	21
Suite 1850	Bypassed recipients	1
Los Angeles, CA 90017-3560	Total	22