

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Joseph E. Caceres, Esq. (SBN 169164) Charles Shamash, Esq. (SBN 178110) Caceres & Shamash, LLP 8200 Wilshire Boulevard, Suite 400 Beverly Hills, California 90211 Telephone: (310) 205-3400 Facsimile: (323) 878-8308 Email: jec@locs.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: JOSEPHINE TAN LAO, Debtor(s).	CASE NO.: 2:15-bk-27357-ER CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 08/10/2016	Time: 11:00 am
Location: U.S. Bankruptcy Court, Roybal Fed. Bldg., 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 07/27/2016

Description of property to be sold:
RESIDENTIAL PROPERTY LOCATED AT 225 SAN JOAQUIN TRAIL, FRAZIER PARK, CA 93225

Terms and conditions of sale:
SEE NOTICE OF MOTION AND CHAPTER 7 TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS AND INTEREST, SUBJECT TO OVERBID, AND EXHIBITS THERETO, FILED 07/15/2016 AS DOCKET ENTRY # 120. YOU MAY CONTACT THE TRUSTEE'S COUNSEL FOR COPY OF MOTION AT THE PHONE NUMBER, EMAIL, AND/OR ADDRESS ABOVE.

Proposed sale price: \$ 45,500.00

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):

SEE TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS AND INTEREST, SUBJECT TO OVERBID, FOR EXACT OVERBID PROCEDURES [DOCKET # 120]

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

Date: August 10, 2016
Time: 11:00 a.m.
Ctrm: 1568
U.S. Bankruptcy Court, Roybal Federal Building
255 E. Temple Street
Los Angeles, CA 90012

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

Ani Acevedo
Lincoln Estates, Inc.
5850 Canoga Ave. Suite 400
Woodland Hills, CA 91367
Phone: (818) 516-1154
Fax: (877) 626-6399
Email: ani@lincolnestatesinc.com

Or you may contact counsel for Chapter 7 Trustee Wesley H. Avery as set forth in the upper left hand corner of the first page of this document.

Date: 07/15/2016

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: 8200 Wilshire Blvd., Suite 400, Beverly Hills, CA 90211

The foregoing documents described 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:

I. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On 07/15/16 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Mariano A Alvarez atty165597@gmail.com, ecf.notice@yahoo.com
- Wesley H Avery (TR) waverytrustee@gmail.com, C117@ecfcbis.com;afitzpatricktrustee@gmail.com;lmavyantrustee@gmail.com;ashawtrustee@gmail.com
- Joseph Caceres jec@locs.com, generalbox@locs.com
- Charles Shamash cs@locs.com, generalbox@locs.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Jennifer H Wang jwang@cookseylaw.com, jwang@ecf.courtdrive.com

Service information continued on attached page

II. **SERVED BY UNITED STATES MAIL:** On (date) 07/15/16, 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.

Bankruptcy Judge:

The Honorable Ernest M. Robles, U.S. Bankruptcy Judge
United States Bankruptcy Court, Roybal Federal Building
255 E. Temple Street, Suite 1560
Los Angeles, CA 90012

All on attached list served via U.S. mail with the exception of anyone on NEF list above

Service information continued on attached page

III. **SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ served the following person(s) and/or entity(ies) by personal delivery, 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 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 of America that the foregoing is true and correct.

07/15/16

Date

Joseph E. Caceres

Type Name

/s/ Joseph E. Caceres

Signature

Label Matrix for local noticing
0973-2

Case 2:15-bk-27357-ER
Central District of California
Los Angeles
Fri Jul 15 12:26:55 PDT 2016

AT&T
Acct#: 4052
PO BOX 60017
Los Angeles, CA 90060-0017

Bureaus Investment Group Portfolio No 15 LLC
c/o Recovery Management Systems Corp
25 SE 2nd Avenue Suite 1120
Miami FL 33131-1605

CHASE
Acct#: 2278
P.O. BOX 15298
Wilmington, DE 19850-5298

Capital One NA
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Discover Bank
Discover Products INC
P.O. Box 3025
New Albany Ohio 43054-3025

HOME DEPOT/CITIBANK
Acct#: 0543
PO BOX 6497
Sioux Falls, SD 57117-6497

MACYS/DSNB
Acct#: 7390
P.O. BOX 8218
Mason, OH 45040-8218

So California Gas Co
Mass Markets Credit & Collections
PO Box 30337
Los Angeles, CA 90030-0337

UNITED RECOVERY SYSTEMS
Acct#: 6498
P.O. BOX 722910
Houston, TX 77272-2910

Caceres & Shamash LLP
8200 Wilshire Blvd Ste 400
Beverly Hills, CA 90211-2315

BARCLAY
Acct#: 9675
P.O. BOX 60517
City of Industry, CA 91716-0517

CAPITAL ONE BANK
Acct#: 4671
P.O. BOX 30281
Salt Lake City, UT 84130-0281

CHRYSLER CAPITAL
Acct#: 8613
P.O. BOX 660335
Dallas, TX 75266-0335

(p)DISCOVER FINANCIAL SERVICES LLC
PO BOX 3025
NEW ALBANY OH 43054-3025

EOS CCA
Acct#: 5964
700 LONGWATER DR.
Norwell, MA 02061-1624

HOME DEPOT/CITIBANK
Acct#: 6498
PO BOX 6497
Sioux Falls, SD 57117-6497

MICHAEL FLEMMING MCGEE
1311 N. BROADWAY AVE. #3
Los Angeles, CA 90012-1400

THE GAS CO.
Acct#: 2635
P.O. BOX C
Monterey Park, CA 91756-0001

UNITED RECOVERY SYSTEMS
Acct#: 8577
P.O. BOX 722910
Houston, TX 77272-2910

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

BEST BUY/HSEC
Acct#: 0734
P.O. BOX 5253
Carol Stream, IL 60197-5253

CHASE
Acct#: 1266
P.O. BOX 15298
Wilmington, DE 19850-5298

CITI
Acct#: 5877
P.O. BOX 6241
Sioux Falls, SD 57117-6241

Department Store National Bank
c/o Quantum3 Group LLC
PO Box 657
Kirkland, WA 98083-0657

GAP/GECRB
Acct#: 0000
P.O. BOX 965005
Orlando, FL 32896-5005

KOHL'S/CAPITAL ONE
Acct#: 3044
P.O. BOX 3115
Milwaukee, WI 53201-3115

(p)PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

UNITED RECOVERY SYSTEMS
Acct#: 0543
P.O. BOX 722910
Houston, TX 77272-2910

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

Case 2:15-bk-27357-ER
United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Doc 121 Filed 07/15/16 Entered 07/15/16 14:06:08
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JOSEPHINE TAN LAO
427 SOLANO AVE. #3A
LOS ANGELES, CA 90012-1264

Desc
Mariano A Alvarez
3660 Wilshire Blvd
Ste 1140
Los Angeles, CA 90010-2763

Wesley H Avery (TR)
758 E. Colorado Blvd., Suite 210
Pasadena, CA 91101-5407

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).

DISCOVER
Acct#: 1443
P.O. BOX 15316
Wilmington, DE 19850

Portfolio Recovery Associates, LLC
c/o Ace Hardware
POB 41067
Norfolk VA 23541

(d)Portfolio Recovery Associates, LLC
c/o Gap
POB 41067
Norfolk VA 23541

(d)Portfolio Recovery Associates, LLC
c/o US Bank Ace Hardware Corporation
POB 41067
Norfolk VA 23541

US BANK
Acct#: 2504
4325 17TH AVE. S
Fargo, ND 58125

(d)US BANK
Acct#: 3452
4325 17TH AVE. S
Fargo, ND 58125

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

(u)Lincoln Estates, Inc.

(u)Santander Consumer USA Inc dba Chrysler Ca

End of Label Matrix
Mailable recipients 33
Bypassed recipients 2
Total 35