

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Charles W Daff, Bar No 76178 2009 N. Broadway Santa Ana, Ca 92706 Tel: 714-541-0301 Fax: 714-569-0515 Email: charleswdaff@gmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re: MICHAEL VASQUEZ PAZ MARIA CHEVEZ PAZ</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 6:11-BK-37156 MH CHAPTER: 7</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/09/2014</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom 303, at Federal Courthouse, located at 3420 Twelfth St., Riverside, Ca. 92501</p>	

Type of Sale: Public Private **Last date to file objections:** 03/26/2014

Description of property to be sold:
Real Property located at 4326 West Mescal Street, Glendale, Arizona 85304-4132

Terms and conditions of sale: Purchase Price of \$126,000 all cash and subject to the first overbid of not less than \$128,000 and in increments of \$1,000 for each bid thereafter. See Exhibit A attached hereto and incorporated by reference

Proposed sale price: \$ 126,000.00

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):

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

SEE EXHIBIT A attached hereto and incorporated by reference

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

CHARLES W. DAFF, CHAPTER 7 TRUSTEE
2009 N. BROADWAY
SANTA ANA, CA. 92706
TEL: 714-541-0301
FAX: 714-569-0515

EMAIL: charleswdaff@gmail.com

Date: 03/16/2014

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

EXHIBIT A

1 CHARLES W. DAFF, BAR NO 76178
2009 N. BROADWAY
2 SANTA ANA, CA. 92706
3 TEL: 714-541-0301
4 FAX: 714-541-030A

4 Chapter 7 Trustee

5 UNITED STATES BANKRUPTCY COURT

6 CENTRAL DISTRICT OF CALIFORNIA, RIVERSIDE DIVISION

8 In re

9 MICHAEL VASQUEZ PAZ
10 MARIA CHEVEZ PAZ

11 Debtors

) Bank. No: 6:11-bk-37156 MH
) Chapter 7

) EXHIBIT A AS ATTACHMENT TO NOTICE
) OF SALE OF ESTATE PROPERTY

) Hearing: 04/09/14
) Time: 11:00 am
) Ctrm: 303

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16 **Description of property to be sold:**

17 REAL PROPERTY LOCATED AT 4326 WEST MESCAL STREET, GLENDALE,
18 ARIZONA 85304-4132

19 **Date, Time and Place of Sale:**

20 The time and place of the public sale is April 9, 2014 at
21 11:00 a.m. in Courtroom 303, of the Federal Courthouse, located
22 at 3420 Twelfth Street, Riverside California 92501. The
23 Honorable, Mark Houle, United States Bankruptcy Judge, presiding.

24 **Overbid Procedures**

25 The trustee seeks to sell free and clear of liens the Real
26 Property described herein to the buyer, Lanh N. Martel, pursuant
27 to the following terms and conditions without limitation.

28

1 a. The Real Property is sold "as is" with no
2 representations or warranties given or implied.

3 b. Purchase Price: The purchase price will be the
4 sum of \$126,100 all cash unless a higher or better price is
5 approved at said hearing.

6 c. The sale of the Real Property is subject to
7 overbid. The first overbid shall not be less than \$128,000 and
8 in increments of \$1,000 for each bid thereafter. The proposed
9 sale is subject to overbids, any party desiring to submit an
10 overbid must: (1) appear at the hearing (2) submit the overbid
11 before or at the hearing and provide proof of funds or finances
12 to close the escrow at the highest and best price approved by the
13 court, (3) the trustee at his election may accept the second
14 highest bid as a back-up offer and name such bidder to close the
15 escrow, in the event the highest bidder fails to perform, (4)
16 deposit with the trustee before or at the hearing a cash deposit
17 of at least \$1,000 in the form of a cashier's check, payable to "
18 Charles W Daff, Chapter 7 Trustee" or to "cash."

19 d. Buyers: Buyers: Lanh N. Martel may be contacted in
20 care of Sharon Harriger, HomeSmart, 20860 N. Tatum Boulevard,
21 Suite 140, Phoenix, Arizona 85050, Telephone 480-443-7400.

22 e. Bankruptcy Court Jurisdiction: The sale of the
23 Real Property is subject to the approval of the Bankruptcy Court
24 after providing notice to the debtor's and its counsel, the
25 United States Trustee, all creditors and other parties in
26 interest as required by the Bankruptcy Code, Federal Rules of
27 Bankruptcy Procedure and Local Bankruptcy Rules.

1 f. Without Warranties: The buyer is purchasing the
2 bankruptcy estate's right, title, and interest to the Real
3 Property on terms known as "as is - where is" and without express
4 or implied warranties.

5 g. Trustee Role: The Trustee is selling the Real
6 Property in his capacity as the Chapter 7 Trustee of the Debtor's
7 estate, not in his personal capacity, and no obligations or
8 liabilities will accrue to him personally as a result of the
9 transaction, whether or not sale is approved and/or consummated.

10 h. Turnover of premises: If for any reason or no
11 reason the Trustee is unable to deliver possession or title of
12 the Real Property, the sole remedy of the buyer shall be the
13 return of any money deposited towards the purchase of the Real
14 Property.

15 i. A description of the estimated tax consequences, if
16 any, to the estate as a result of this sale are unknown at this
17 time.

18 j. Other Terms of Agreement: All other terms and
19 conditions are described in the Purchase Contract and Counter
20 Offer contained in the court files.

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In re: PAZ	Debtor(s).	CHAPTER: 7 CASE NUMBER: 6:11-BK-37156 MH
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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:
2009 N. Broadway
Santa Ana, CA 92706

A true and correct copy of the foregoing document entitled (*specify*): NOTICE OF PUBLIC SALE _____ 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 03/16/14, 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:

- David A Akintimoye attorneydavidakintimoye@yahoo.com
- Charles W Daff (TR) cdaff@epiqtrustee.com, c122@ecfcbis.com
- Charles W Daff (TR) charleswdaff@gmail.com, c122@ecfcbis.com
- Thomas J Polis tom@polis-law.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On 03/16/14, 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. MARK HOULE, US BANKRUPTCY JUDGE, 3420 TWELFTH ST., RIVERSIDE, CA. 92501
CHAMBER BOX

Service information continued on attached page

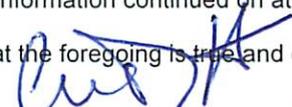
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented 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 of America that the foregoing is true and correct.

03/16/14
Date

Charles W. Daff
Printed Name


Signature

SERVICE LIST

HERLINDA PORRAS
4326 WEST MESCAL STREET
GLENDALE, ARIZONA 85304-4132

SHARON HARRIGER
HOMESMART
20860 N TATUM BLVD #140
PHOENIX, AZ 85050

MICHAEL A GOLDMAN
455 W MORNING VIEW LN
MARICOPA, AZ 85139

LUCINDA SCHOOLER-LACY
REALTY EXECUTIVES
20359 N 59TH AVENUE, SUITE 100
GLENDALE, AZ 85308

BENSON COTTER
REZAMP
8111 E INDIAN BEND RD
SCOTTSDALE, AZ 85250

CEO
WIDESPREAD FL 103, LLC
8111 E INDIAN BEND RD
SCOTTSDALE, AZ 85250

MANUEL R LOPEZ
KELLER WILLIAMS REALTY
5301 N PIMA #130
SCOTTSDALE, AZ 85250

JAMES R WOJTKOWSKI
RE MAX PROFESSIONALS
15003 W BELL RD, SUITE 100
SURPRISE, AZ 85374

Label Matrix for local noticing
0973-6

Case 6:11-bk-37156-MH
Central District Of California
Riverside

Fri Mar 14 16:21:34 PDT 2014

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

American InfoSource LP as agent for TD Bank,
PO Box 248866
Oklahoma City, OK 73124-8866

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

Capital One Bank (USA), N.A. by American Inf
PO Box 71083
Charlotte, NC 28272-1083

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

Riverside Division
3420 Twelfth Street,
Riverside, CA 92501-3819

American InfoSource LP as agent for
Target
PO Box 248866
Oklahoma City, OK 73124-8866

Asset Acceptance LLC
PO Box 2036
Warren MI 48090-2036

Asset Recovery Solution, LLC
2200 E. Devon Ave Ste 200
Des Plaines IL 60018-4501

Capital One Bank (USA), N.A.
by American InfoSource LP as agent
PO Box 248839
Oklahoma City, OK 73124-8839

Capital One Bank (USA), N.A.
by American InfoSource LP as agent
PO Box 71083
Charlotte, NC 28272-1083

Capital One Bank USA NA
PO BOX 71083
Charlotte, NC 28272-1083

Capital One Bank USA NA
PO BOX 105474
Atlanta GA 30348-5474

Capital One, N.A.
c/o Creditors Bankruptcy Service
P.O. Box 740933
Dallas, TX 75374-0933

Chase Bank USA, N.A.
PO Box 15145
Wilmington, DE 19850-5145

Chase Cardmember Service
PO BOX 94014
Palatine IL 60094-4014

David A. Akintimoye
13800 Heacock St Suite D113
Moreno Valley CA 92553-3340

Empire/GEMB
GE Money Bank
PO BOX 960061
Orlando FL 32896-0061

Encore
400 N Rogers Rd
PO BOX 3330
Olathe KS 66063-3330

First Source Advantage LLC
205 Bryant Woods South
Amherst NY 14228-3609

GE Money Bank
PO BOX 960013
Orlando FL 32896-0013

Helzberg Card HSEC
PO BOX 60107
City of Industry Ca 91716-0107

Kohls Payment Center
Chase Bank USA, N.A.
PO BOX 30510
Los Angeles CA 90030-0510

Lane Bryant
PO BOX 856132
Louisville KY 40285-6132

Legal Recovery Law Offices Inc.
5030 Camino de la Siesta Ste 340
San Diego Ca 92108-3118

Maria Chavez Paz
24148 Chippewa Trl
Moreno Valley CA 92557-5014

Michael Vasquez Paz
24148 Chippewa Trl
Moreno Valley CA 92557-5014

NCO Financial Systems
PO BOX 15081
Wilmington DE 19850-5081

Nelson Watson and Associates, LLC
PO BOX 1299
Haverhill, MA 01831-1799

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

Portfolio Recovery Association LLC
PO BOX 12903
Norfolk VA 23541-0903

Progressive Financial Services
PO BOX 22083
Tempe AZ 85285-2083

Quantum3 Group LLC as agent for
World Financial Network National Bank
PO Box 788
Kirkland, WA 98083-0788

RGS Financial
PO BOX 852039
Richardson TX 75085-2039

Superior Court of California
County of Riverside Historic Courthouse,
4050 Main St
Riverside CA 92501-3702

(p)TOYOTA MOTOR CREDIT CORPORATION
PO BOX 8026
CEDAR RAPIDS IA 52408-8026

Target National Bank
PO BOX 660170
Dallas TX 75266-0170

Union Plus Credit Card
PO BOX 60102
City of Industry Ca 91716-0102

United States Trustee
3685 Main St Suite 300
Riverside Ca 92501-2804

WELLS FARGO BANK NA
P O BOX 54180
LOS ANGELES, CA 90054-0180

WELLS FARGO HOME MORTGAGE
P O BOX 30427
LOS ANGELES. CA 90030-0427

Wells Fargo Bank, NA
PO BOX 54780
Los Angeles Ca 90054-0780

Charles W Daff (TR)
2009 N. Broadway
Santa Ana, CA 92706-2611

David A Akintimoye
13800 Heacock St #D113
Moreno Valley, CA 92553-3340

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).

Portfolio Recovery Associates, LLC
c/o Capital One Bank, N.a.
PO Box 41067
Norfolk VA 23541

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

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

TOYOTA FINANCIAL SERVICES
P O BOX 49302
SAN JOSE, CA 95161-9302

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

(d)American InfoSource LP as agent for TD Ban
PO Box 248866
Oklahoma City, OR 73124-8866

(d)Maria Chavez Paz
24148 Chippewa Trl
Moreno Valley, CA 92557-5014

(d)Michael Vasquez Paz
24148 Chippewa Trl
Moreno Valley, CA 92557-5014

(u) Steve Pattinson

End of Label Matrix
Mailable recipients 44
Bypassed recipients 4
Total 48