

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Wesley H. Avery, Esq. CLS-B LAW OFFICES OF WESLEY H. AVERY, APC 6055 East Washington Blvd., Suite 500 Los Angeles, CA 90040 (323) 724-3117 (T) (661) 430-5467 (f) SBN 155724 wavery@thebankruptcylawcenter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Lynda T. Bui, Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - Riverside Division**

In re: Maribel Llorens, an individual SSN xxx-xx-1848 Debtor(s).	CASE NO.: 6:15-bk-10030-MH CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: July 29, 2015	Time: 11:00 a.m.
Location: Courtroom 303, 3420 Twelfth St., Riverside CA 92501	

Type of Sale: Public Private **Last date to file objections:** July 15, 2015

Description of property to be sold: that duplex commonly known as 9839 and 9839 1/2 Sunland Blvd., Shadow Hills, CA 91040, APN 2543-023-014.

Terms and conditions of sale: As is, where is, with no warranties either expressed or implied, with all liens paid through escrow.

Proposed sale price: \$900,000

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): Minimum overbid is \$910,000; overbid increments will be \$1,000.
Bid deposit is \$27,000 to be received by the Trustee by 7/22/15. Winning bidder must
close within 30 days of the entry of the sale order or else forfeit its bid deposit.

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

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

Jan Neiman
Neiman Realty
14205 Collins Street
Sherman Oaks, CA 91401
(818) 516-3779
janneiman@sbcglobal.net

Date: 25 Jun 15

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*) 6/25/2015, 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 wamiracle6@yahoo.com, wavery@rpmlaw.com
Lynda T. Bui (TR) trustee.bui@shbllp.com, C115@ecfcbis.com
Baruch C Cohen bcc4929@gmail.com, pjstarr@starrparalegals.com
Mark D Estle mark.estle@buckleymadole.com
Michael Z Moini mzmoini@gmail.com, mzmoini@gmail.com
United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 6/25/2015, 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.

Honorable Mark Houle, US Bankruptcy Court, 3420 Twelfth Street, Suite 365, Riverside, CA 92501

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.

6/25/2015
Date

Jennifer Phan
Printed Name

/s/Jennifer Phan
Signature

Maribel Llorens
1775 E. Palm Canyon Dr # 110-405
Palms Springs, CA 92264

Amanzoor Feroze Azeez
9839 Sunland Blvd
Sunland, CA 91040

Capital One
PO Box 30285
Salt Lake City, UT 84130

Chase Bank
PO Box 78420
Phoenix, AZ 85062

Department of Water & Power
PO Box 51111
Los Angeles, CA 90051

Internal Revenue Service
Central Insolvency Operation
PO Box 7346
Philadelphia, PA 19101

LA County Tax Collector
for city of Upland/Tujunga
PO Box 54018
Los Angeles, CA 90054

Margaret LaBuda
PO Box 26567
Los Angeles, CA 90026

Mirta Alvarez
3500 Coral Way Apt 1104
Miami, FL 33145

Pink Plumbing
14832 Cobalt St
Sylmar, CA 91342

Specialized Loan Servicing, LLC
8742 Lucent Blvd Ste 300
Hihlands Ranch, CO 80129

The Mortgage Law Firm PLC
43180 Business Park Dr Ste
Temecula, CA 92590

Walter Brennan, Esq.
67 E. Live Oak Ave Suite 105
Arcadia, CA 91006

Wells Fargo Bank
PO Box 30086
Los Angeles, CA 90030

Jan Neiman
Neiman Realty
14205 Collins Street
Van Nuys, CA 91401