

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>John P. Pringle, Esq. [SBN 072300] Toan B. Chung, Esq. [SBN 276505] ROQUEMORE, PRINGLE &amp; MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, California 90040 Tel: (323) 724-3117 Fax: (323) 724-5410 tbchung@rpmlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Lynda T. Bui, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
--	---------------------------

<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b></p>	
<p>In re:</p> <p>ROSENDO PEREZ HERNANDEZ and SOFIA PEREZ</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:15-bk-13522-WJ CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 08/30/2016</p>	<p><b>Time:</b> 1:00 pm</p>
<p><b>Location:</b> 3420 Twelfth Street, Courtroom 3420, Riverside, CA 92501</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 08/16/2016

**Description of property to be sold:** Real property located at 2024 & 2026 Gates Street, Los Angeles, CA 90031.

**Terms and conditions of sale:** Real property is being sold "as is" without any warranties.

**Proposed sale price:** \$ 555,000.00

---

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):** Bidder must deposit \$16,650.00 by cashier's or bank check made payable to the Trustee and present to the Trustee's counsel at or before the time of the sale hearing. All overbids must be in increments of no more than \$1,000.00.

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

August 30, 2016  
1:00 pm  
US Bankruptcy Court  
3420 Twelfth Street  
Riverside, CA 92501

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

Toan B. Chung, Esq.  
ROQUEMORE, PRINGLE & MOORE, INC.  
6055 E. Washington Blvd., Suite 500  
Los Angeles, CA 90040  
Tel: 323-724-3117  
Fax: 323-724-5410  
tbchung@rpmlaw.com

Date: 8-1-16

## 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*) 08/01/2016, 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:

- Lynda T. Bui (TR) trustee.bui@shbllp.com, C115@ecfcbis.com
- Toan B Chung tbchung@rpmlaw.com, toan.b.chung@gmail.com; adergalestian@rpmlaw.com
- Patricia A Mireles law4u2@gmail.com
- William J Smyth office@smythlo.com, williamsmyth@gmail.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 08/01/2016, 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 Wayne Johnson, US Bankruptcy Court – 3420 Twelfth Street, Suite 385, Riverside, CA 92501

Realtor: Jan Neiman, Neiman Realty – 14205 Collins Street, Van Nuys, CA 91401

Service information continued on attached page

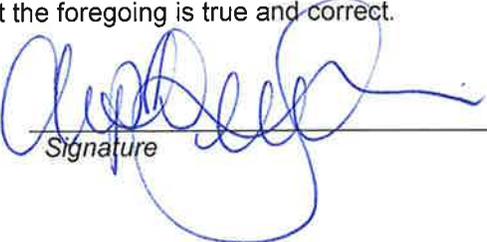
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, 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.

08/01/2016  
Date

Arpi Dergalestian  
Printed Name

  
Signature

Rosendo Perez Hernandez  
Sofia Perez  
258 S. Rexford Street  
Rialto, CA 92376

Acs/clc College Loan C  
501 Bleecker St  
Utica, NY 13501

AP-Cityview, LLC  
c/o Dennis J. Loput Jr.  
The Abbey Company Legal Dept  
14770 Firestone Blvd Ste 206  
La Mirada, CA 90638

Americas Servicing co/Wells Fargo Home  
1000 Blue Gentian Rd # 300  
Mac #X7801-02k  
Eagan, MN 55121

Aspire/CB&T  
9 Corporate Ridge Pkwy  
Columbus, GA 31907

Bank of America  
Attn Bankruptcy Dept NC4-105-0314  
PO Box 26012  
Greensboro, NC 27420

Bank of America  
PO Box 982238  
El Paso, TX 79998

Chase  
PO Box 15298  
Wilmington, DE 19850

Chase  
PO Box 24696  
Columbus, OH 43224

City of Eastvale  
c/o Citation Processing Center  
PO Box 10479  
Newport Beach, CA 92658

Coll Div/san Bern Cnty  
157 W 5<sup>th</sup> Street 3<sup>rd</sup> Floor  
San Bernardino, CA 92415

Discover Fin Svcs Llc  
PO Box 15316  
Wilmington, DE 19850

FAMSA INC  
2727 Lbj Fwy Ste 500  
Dallas, TX 75234

Forest Lawn Memorial-Park Asso  
1712 S. Glendale Avenue  
Glendale, CA 91205

GECRB/JC Penny  
Attention: Bankruptcy  
PO Box 103104  
Roswell, GA 30076

Geo-Corp, Inc.  
901 Corporate Center Drive  
Monterey Park, CA 91754

Guaranty Collection  
26500 Agoura Rd # 204-A  
Calabasas, CA 91302

HSBC Auto Finance/Santander  
Santander Consumer USA  
PO Box 961245  
Fort Worth, TX 76161

Internal Revenue Services  
Centralized Insolvency Operation  
PO Box 7346  
Philadelphia, PA 19101

La Canasta  
280 Teller St Ste 160  
Corona, CA 92879

Linebarger Goggan Blair & Sampson  
1515 Cleveland Place, Ste 300  
Denver, CO 80202

New Century Mortgage C/Carrington  
1610 E St. Andrew Place B150  
Santa Ana, CA 92705

OCTA-LGBS  
PO Box 101281  
Pasadena, CA 91189

Sallie Mae  
Attn Claims Department  
PO Box 9500  
Wilkes-Barre, PA 18773

Sears/cbna  
PO Box 6283  
Sioux Falls, SD 57117

Seterus, Inc.  
8501 Ibm Dr., Bldg 201, 2dd188  
Charlotte, NC 28262

Syncb/care credit  
PO Box 965036  
Orlando, FL 32896

Syncb/mervyns  
PO Box 965005  
Orlando, FL 32896

Syncb/pep boys  
PO Box 981439  
El Paso, TX 79998

Synchrony Bank  
Law Offices of Patenaude & Felix  
4545 Murphy Canyon Rd 3<sup>rd</sup> Floor  
San Diego, CA 92123

Td Bank Usa/targetcred  
PO Box 673  
Minneapolis, MN 55440

Tnb- Target  
c/o Target Credit Services  
Minneapolis, MN 55440

Wfs Financial/Wachovia Dealer Srvs  
PO Box 3569  
Rancho Cucamonga, CA 91729

Bank of America  
PO Box 982235  
El Paso, TX 79998

Navient Solutions Inc.  
220 Lasley Ave.  
Wilkes-Barre, PA 18706-1430

Internal Revenue Services  
Centralized Insolvency Operation  
PO Box 7346  
Philadelphia, PA 19101-7346

Capital Recovery, LLC  
c/o Recovery Management Systems  
25 SE 2<sup>nd</sup> Avenue Suite 1120  
Miami, FL 33131-1605

Syncb/Care Credit  
PO Box 965036  
Orlando, FL 32896-5036