

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
LEWIS BRISBOIS BISGAARD & SMITH LLP ANNIE VERDRIES, STATE BAR NO. 91049 annie.verdries@lewisbrisbois.com LOVEE D. SARENAS, STATE BAR NO. 204361 lovee.sarenas@lewisbrisbois.com 650 Town Center Drive, Suite 140 Costa Mesa, CA 92626 Telephone: 714-545-9200 Facsimile: 714-850-1030	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> [Proposed] Attorney for: Amy L. Goldman, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: PAULETTE VONETTA MOSES, Debtor(s).	CASE NO.: 1:16-bk-10024 VK CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: February 9, 2017	Time: 2:00 p.m.
Location: Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA 91367 (San Fernando Valley Division)	

Type of Sale: Public Private **Last date to file objections:** January 26, 2017

Description of property to be sold: The bankruptcy estate's rights, title and interest in a certain real property commonly known as 18241 Friar Street, Tarzana, CA 91335 as set forth in the parties' Asset Purchase Agreement dated December 16, 2016

Terms and conditions of sale: Please see Asset Purchase Agreement attached hereto

Proposed sale price: \$20,000.00 subject to overbid

4834-7264-6720.1 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): _____

1. The following bid procedures for the sale of the real property is proposed:
 - a. Any party wishing to participate in the overbid process must notify the Trustee or the Trustee's professionals of his/her/its intention to do so no later than three (3) calendar days before the hearing on the Motion.
 - b. Each party participating in the overbid process (except for the Debtor, who already paid a Deposit into escrow) must remit to the Trustee, prior to the hearing on the Motion, a deposit in the form of a cashier's check or money order made payable to the Trustee, solely in his capacity as Chapter 7 Trustee, in the amount of \$10,000. The deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property per the terms of the proposed sale after entry of an order approving the Motion.
 - c. Each party (including the Debtor) must be present either physically or telephonically at the hearing on the Motion, or represented by an individual or individuals with the authority to participate in the overbid process.
 - d. Any initial overbid for the Property must be in an amount not less than \$25,000 (i.e., \$5,000 more than the Purchase Price).
 - e. Subsequent minimum bid increments shall be set at not less than \$5,000.
 - f. Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid.
 - g. The successful bidder must pay the full amount of the successful bid to the Trustee within fifteen (15) calendar days after the entry of an order granting the Motion. In the event that the Debtor is not the successful bidder of the Property, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the APA and shall waive all contingencies regarding the purchase of the Property. Furthermore, if the successful bidder cannot deliver the balance of the overbid sale price within fifteen (15) calendar days after the entry of an order granting the Motion, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.
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If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

N/A

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

Annie Verdries

Lewis Brisbois Bisgaard & Smith LLP

650 Town Center Drive, Suite 1400

Costa Mesa, CA 92626

annie.verdries@lewisbrisbois.com

Telephone: 714-545-9200

Facsimile: 714-850-1030

Date: January 6, 2017

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:
633 West Fifth Street, Suite 4000, Los Angeles, CA 90071.

A true and correct copy of the foregoing document entitled: **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) January 6, 2017, 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:

Carolyn M. Afari: AfariLawFirm@gmail.com
Russell Clementson: russell.clementson@usdoj.gov
Donna R. Dishbak: donna@dishbaklaw.com
Todd S. Garan: ch11ecf@aldridgepите.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com
Marian Garza: ecfnofices@ascensioncapitalgroup.com
Amy L. Goldman (TR): gabriela.garcia@lewisbrisbois.com, AGoldman@iq7technology.com
Asya Landa: cmartin@pralc.com
Nancy L. Lee: bknotice@mccarthyholthus.com
Angie M. Marth: amarth@logs.com
Kelly M. Raftery: bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
Cassandra J. Richey: cmartin@pralc.com
Timothy J. Silverman: tsilverman@scheerlawgroup.com
United States Trustee (SV): ustpreion16.wh.ecf@usdoj.gov
Annie Verdries: verdries@lbbslaw.com, Autodocket@lbbslaw.com
Diane Weifenbach: diane@attylsi.com
Robert Zahradka: ecfcacb@aldridgepите.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On (date) January 7, 2017, 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.

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.

01/06/17 Tina Wallace
Date Printed Name


Signature

SERVICE LIST
In re Paulette Vonetta Moses
1:16-bk-10024-VK

BY U.S. MAIL:

DEBTOR AND BUYER:

Paulette Vonetta Moses
8335 Winnetka Avenue, Unit 162
Winnetka, CA 91306-1630

Paulette Vonetta Moses
22247 Criswell Street
Woodland Hills, CA 91303

THE HONORABLE VICTORIA S. KAUFMAN:

United States Bankruptcy Court
Central District of California
San Fernando Valley Division
21041 Burbank Boulevard, Suite 354
Woodland Hills, CA 91367

CREDITORS:

Attorney Lender Services, Inc.
5120 East La Palma Avenue, Suite 209
Anaheim, CA 92807-2091

Capital One
P.O. Box 30285
Salt Lake City, UT 84130-0285

Capital One Auto Finance
c/o Ascension Capital Group
P.O. Box 201347
Arlington, TX 76006-1347

Capital One Bank (USA), NA
P.O. Box 71083
Charlotte, NC 28272-1083

Chase Mortgage
P.O. Box 15145
Wilmington, DE 19808-5145
(service attempted – mail returned)

David Keller
18645 Sherman Way, Suite 110
Reseda, CA 91335-8608

Bank of America
4909 Savarese Circle
Tampa, FL 33634-2413

Capital One Auto Finance
3901 Dallas Parkway
Plano, TX 75093-7864

Capital One Auto Finance
A Division of Capital One
c/o Timothy J. Silverman, Esq.
Solomon, Grindle, Silverman & Wintringer
12651 High Bluff Drive, Suite 250
San Diego, CA 92130-2094

Capital One Bank USA, NA
15000 Capital One Drive
Richmond, VA 23238-1119

Corporation Services
2711 Centerville Road
Wilmington, DE 19808-1660

Deborah Bronner
11600 Washington Place, Suite 116B
Los Angeles, CA 90066-5000

Deutsche Bank National Trust Company
c/o Select Portfolio Servicing, Inc.
P.O. Box 65250
Salt Lake City, UT 84165-0250

Deutsche Bank National Trust Company
as Trustee
c/o McCarthy & Hoithus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

Deutsche Bank National Trust Company
solely as Trustee
c/o Ocwen Loan Servicing, LLC
Attn: Bankruptcy Department
P.O. Box 24605
West Palm Beach, FL 33416-4605

Franchise Tax Board
Franchise Tax Board, Section MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Graystone Property
7600 Graystone Drive
West Hills, CA 91304

Greenpoint Mortgage
P.O. Box 79363
City of Industry, CA 91716-9363
(service attempted – mail returned)

Help-U-Sell West Valley
c/o Brian Adams
18653 Ventura Boulevard, Suite 253
Tarzana, CA 91356-4103

Herman Lacy
18241 Friar Street
Tarzana, CA 91335-7034

Housing Authority of the City of Los Angeles
Section 8 Program – Owner Services Department
Attn: Phyllis Mays
6946 Van Nuys Boulevard, Suite 100
Van Nuys, CA 91405

Indymac Bank
P.O. Box 78826
Phoenix, AZ 85062-8826

Internal Revenue Service
Centralized Insolvency Operations
P.O. Box 7346
Philadelphia, PA 19101-7346

Jennifer Bosco
[No Address Listed]

Law Offices of Deborah R. Bronner & Associates
11600 Washington Place, Suite 116A
Los Angeles, CA 90066-5000

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

Nationstar Mortgage
P.O. Box 619094
Dallas, TX 75261-9094

Nationstar Mortgage/GMAC Mortgage
3451 Hammond Avenue
Waterloo, IA 50702-5345

Navient
P.O. Box 9500
Wilkes Barre, PA 18773-9500

Navient Solutions Inc.
220 Lasley Avenue
Wilkes Barre, PA 18706

Ocwen Loan Servicing
1349 Empire Central Drive
Dallas, TX 75247-4029
(service attempted – mail returned)

Ocwen Loan Servicing
3451 Hammond Avenue
Waterloo, IA 50705-5345
(service attempted – mail returned)

Real Time Resolutions, Inc.
1349 Empire Central Drive, Suite 150
Dallas, TX 75247-4029

Roderick Grant
6520 Platt Avenue, Suite 386
West Hills, CA 91307-3218

Sam L. Biggs
A Division of SingerLewak
10960 Wilshire Boulevard, 7th Floor
Los Angeles, CA 90024

U.S. Bank, NA
Nationstar Mortgage LLC
P.O. Box 619096
Dallas, TX 75261-9741

Wach Bank
P.O. Box 60505
City of Industry, CA 91716-0505

Wells Fargo Home Mortgage
P.O. Box 1927
San Antonio, TX 78265-9558
(service attempted – mail returned)

Wells Fargo Home Mortgage
P.O. Box 659558
San Antonio, TX 78265-9558

Real Time Resolutions, Inc.
c/o Probar and Raphael, a Law Corporation
20750 Ventura Boulevard, Suite 100
Woodland Hills, CA 91364-6207

Rushmore Loan Management Service
15480 Laguna Canyon Road
Irvine, CA 93618-2132

Timothy Martin
[No Address Listed]

U.S. Bank, NA
as Legal Title Trustee for Truman 2013
Rushmore Loan Management Services
P.O. Box 55004
Irvine, CA 92619

Wells Fargo Bank, NA
Attn: Bankruptcy Department
MAC No. D3347-014
3476 Stateview Boulevard
Fort Mill, SC 29715

West Hills Hospital & Medical Center
Resurgent Capital Services
P.O. Box 1927
Greenville, SC 29602
(service attempted – mail returned)