

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com CHAD V. HAES, #267721 chaes@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Trustee, DAVID M. GOODRICH</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>BENJAMIN W. GONZALES,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:17-bk-23812-BR CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 08/10/2021</p>	<p>Time: 2:00 pm</p>
<p>Location: United States Bankruptcy Court, 255 E. Temple St., Ctrm. 1668, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 07/27/2021

Description of property to be sold: Real property commonly known as 14930 Mar Vista St. Whittier, California 90605.

Terms and conditions of sale: Free and clear of all liens, claims, and interests;
Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion;
"As is, where is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, or termination fee.

Proposed sale price: \$ 1,522,222.00

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): The proposed sale is subject to overbids. Overbidding procedures are described in Overbid section in the Motion filed July 20, 2021, as Dk. No. 263. Overbid must be accompanied by a deposit of at least \$76,112 in certified funds, minimum bidding increment shall be \$5,000; and bidding shall commence at \$1,535,000.

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

Date: August 10, 2021

Time: 2:00 p.m.

Ctrm: 1668

Location: United States Bankruptcy Court, Central District of California, 255 E. Temple Street, Los Angeles, CA 90012

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

D. Edward Hays, Esq. / ehays@marshackhays.com

Chad V. Haes, Esq. / chaes@marshackhays.com

MARSHACK HAYS LLP

870 Roosevelt, Irvine, California 92620

Telephone: (949) 333-7777 / Facsimile: (949) 333-7778

Rogelio Sanchez of Keller Williams Downey Realty

rogeliosanchez.kw@gmail.com

Telephone: (323) 329-0483

Date: 07/20/2021

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:
870 Roosevelt, Irvine, CA 92620

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)* 07/20/2021, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 07/20/2021, 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)* 07/20/2021, 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.

07/20/2021
Date

Chanel Mendoza
Printed Name

/s/ Chanel Mendoza
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR CREDITOR BMW BANK OF NORTH AMERICA, C/O AIS PORTFOLIO SERVICES, LP:** Bhagwati Barot bbarot@aissolution.com
- **ATTORNEY FOR CREDITOR/PLAINTIFF COMERICA BANK:** Jennifer Witherell Crastz jcrastz@hrhlaw.com
- **ATTORNEY FOR CREDITOR/PLAINTIFF COMERICA BANK:** Christopher D Crowell ccrowell@hrhlaw.com
- **CREDITOR BANK OF AMERICA, N.A.:** Joseph C Delmotte efcacb@aldridgepite.com, JCD@ecf.inforuptcy.com; jdelmotte@aldridgepite.com
- **INTERESTED PARTY COURTESY NEF:** Howard M Ehrenberg hehrenberg@sulmeyerlaw.com, hehrenberg@ecf.inforuptcy.com; mviramontes@ecf.inforuptcy.com
- **INTERESTED PARTY ANDY EPSTEIN:** Andy J Epstein taxcpaesq@gmail.com
- **CREDITOR FRANK O FOX AND DEFENDANT THE LAW FIRM OF FOX AND FOX:** Frank O Fox frank@foxandfox.com
- **TRUSTEE DAVID M GOODRICH (TR):** David M Goodrich (TR) dgoodrich@wgllp.com, c143@ecfcbis.com; dgoodrich11@ecf.axosfs.com; lrobes@wgllp.com
- **ATTORNEY FOR TRUSTEE DAVID M GOODRICH (TR):** Chad V Haes chaes@marshackhays.com, chaes@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com; cmendoza@marshackhays.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE DAVID M GOODRICH (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ACCOUNTANT SAM S LESLIE:** Sam S Leslie admin@leaaccountancy.com
- **ATTORNEY FOR TRUSTEE DAVID M GOODRICH (TR):** Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR BENJAMIN W GONZALES:** James R Selth jim@wsrlaw.net, jselth@yahoo.com; brian@wsrlaw.net; vinnet@ecf.inforuptcy.com
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **UNITED STATES TRUSTEE (LA):** United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- **ATTORNEY FOR DEBTOR BENJAMIN W GONZALES:** Daniel J Weintraub dan@wsrlaw.net, vinnet@ecf.inforuptcy.com; gabby@wsrlaw.net; eduardo@wsrlaw.net
- **ATTORNEY FOR CREDITOR BONIAL & ASSOCIATES, P.C. – PHH:** Gilbert R Yabes efcacb@aldridgepite.com, GRY@ecf.inforuptcy.com; gyabes@aldridgepite.com
- **ATTORNEY FOR CREDITOR GRETEL GONZALES:** Jasmin Yang jasmin.yang@usdoj.gov, USACAC.CIVIL@usdoj.gov