

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Thomas H. Casey – Bar No. 138264 Kathleen J. McCarthy – Bar No. 132637 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 22342 Avenida Empresa, Suite 245 Rancho Santa Margarita, CA 92688 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Jason M. Rund</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p>ROLAND J. VALDEZ, INEZ M. VALDEZ,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:18-bk-13667-NB CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 04/02/2019</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> 255 E. Temple Street, Courtroom 1545, Los Angeles, California 90012</p>	

Type of Sale:  Public  Private      Last date to file objections: 03/19/2019

**Description of property to be sold:** The estate's interest in the equity in real property located at 705 N. Cordova St., Alhambra, California. See Trustee's Motion for order (1) approving sale and settlement agreement between the Trustee and the Debtors regarding the Debtors' residence pursuant to 11 U.S.C. Section 363(b); and (2) allowing and authorizing payment of reduced real estate commissions to the Trustee's Court approved co-agents per Section 330(a) ("Motion").

**Terms and conditions of sale:** As-is, where-is, without warranties of any kind, expressed or implied  
See Motion; a copy of the Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

**Proposed sale price:** \$ 125,000.00

**Overbid procedure (if any):** None - Sale is not subject to overbids.

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

Date: April 2, 2019  
Time: 11:00 a.m.  
Location: 255 E. Temple Street  
Courtroom 1545  
Los Angeles, CA 90012

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

Sale is without overbid procedure.

Date: 03/07/2019

### 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:

**22342 Avenida Empresa, Suite 245, Rancho Santa Margarita, CA 92688**

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*) **March 7, 2019**, 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:

- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Daniel K Fujimoto wdk@wolffirm.com
- Kathleen J McCarthy kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Bruce A Wilson brucewils@aol.com

Service information continued on attached page

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

On (*date*) **March 7, 2019**, 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.

March 7, 2019  
Date

Kathy Driggers  
Printed Name

  
Signature

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

**SERVED BY US MAIL:**

**Interested Party**

United States Bankruptcy Court  
Attn: Hon. Neil W. Bason  
255 E. Temple Street, Suite 1552  
Los Angeles, CA 90012

**Debtors**

Roland J. Valdez  
705 North Cordova Street  
Alhambra, CA 91801

Inez M. Valdez  
705 North Cordova Street  
Alhambra, CA 91801

**Real Estate Co-Agents**

Pamela Temple  
Bennion Deville Homes  
118 N. Glendora Avenue  
Glendora, CA 91741

William Friedman  
Coldwell Banker  
2444 Wilshire Blvd.  
Santa Monica, CA 90403

**Creditors**

Aim Loan  
1 Corporate Drive, Suite 360  
Lake Zurich, IL 60047-8945

American Internet Mortgage, Inc.  
The Wolf Firm  
2955 Main Street, Second Floor  
Irvine, CA 92614-2528

American Internet Mortgage, Inc.  
1 Corporate Drive, Suite 360  
Lake Zurich, IL 60047-8945

Anthony Nguyen  
Panish Shea & Boyle LLP  
c/o Patrick Gunning  
11111 Santa Monica Blvd., Suite  
700  
Los Angeles, CA 90025-3341

Bank of America  
P.O. Box 982238  
El Paso, TX 79998-2238

Bank of America, N.A.  
P.O. Box 982284  
El Paso, TX 79998-2284

Capital One  
P.O. Box 71087  
Charlotte, NC 28272-1087

Chase  
P.O. Box 15298  
Wilmington, DE 19850-5298

Chase Auto Finance  
P.O. Box 78068  
Phoenix, AZ 85062-8068

Chase Bank USA, N.A.  
c/o Kevin C. Driscoll, Jr.  
Barnes & Thornburg, LLP  
1 North Wacker Drive, Suite 4400  
Chicago, IL 60606-2841

Comenitybank/Wayfair  
P.O. Box 182125  
Columbus, OH 43218-2125

Credit First  
6275 Eastland Road  
Brookpark, OH 44142-1399

DK Law Group LLP  
3155 Old Conejo Road  
Thousand Oaks, CA 91320-2151

JPMorgan Chase Bank, N.A.  
P.O. Box 29505, AZ1-1191  
Phoenix, AZ 85038-9505

Panish Shea Boyle LLP  
c/o Sheila Chong  
11111 Santa Monica Blvd.  
Los Angeles, CA 90025-3341

Portfolio Recovery Associates LLC  
P.O. Box 41067  
Norfolk, VA 23541-1067

Portfolio Recovery Associates LLC  
c/o Union Plus  
P.O. Box 41067  
Norfolk, VA 23541-1067

Portfolio Recovery Associates LLC  
c/o Sears Mastercard  
P.O. Box 41067  
Norfolk, VA 23541-1067

Quantum3 Group LLC as agent for  
Comenity Bank  
P.O. Box 788  
Kirkland, WA 98083-0788

Sears Mastercard  
P.O. Box 6282  
Sioux Falls, SD 57117-6282

Shiela Chong  
Panish Shea & Boyle LLP  
c/o Patrick Gunning  
11111 Santa Monica Blvd., Suite  
700  
Los Angeles, CA 90025-3341

TD Bank USA, N.A.  
c/o Weinstein & Riley, PS  
2001 Western Avenue, Suite 400  
Seattle, WA 98121-3132

Target Card Services  
P.O. Box 600170  
Dallas, TX 75266-0170

Wells Fargo Bank, N.A., d/b/a/  
Wells Fargo Dealer Service  
P.O. Box 19657  
Irvine, CA 92623-9657

Wells Fargo Dealer Services  
P.O. Box 25341  
Santa Ana, CA 92799-5341