

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>WEILAND GOLDEN GOODRICH LLP David M. Goodrich, State Bar No. 208675 dgoodrich@wglp.com Ryan W. Beall, State Bar No. 313774 rbeall@wglp.com 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Wesley H. Avery</p>	<p>FOR COURT USE ONLY</p>
---	---------------------------

<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re: GENEVA MCGRIGG,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:18-bk-14251-BB CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 09/04/2019</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> United States Bankruptcy Court, Courtroom 1539, 255 E. Temple Street, Los Angeles, California 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 08/21/2019

**Description of property to be sold:** All of the Estate's right, title and interest in the residential real property located at 16211 Downey Avenue #10, Paramount, California 90723, APN: 7103-016-019.

**Terms and conditions of sale:** Subject to overbid. Earnest money deposit of \$9,000.0 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

**Proposed sale price:** \$ 294,000.00

**Overbid procedure (if any):** Overbid increments: \$6,000.00 initial / \$5,000.00 thereafter. \$9,000.00 earnest money deposit.

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

Sale Date: September 4, 2019 at 10:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Los Angeles Division

255 E. Temple Street, Courtroom 1539

Los Angeles, CA 90012

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

Brian Parsons

Keller Williams Realty

251 S. Lake Avenue, #150

Pasadena, California 91101

(626)340-8050, Direct Line

brian@theparsonsrealestateteam.com

Date: 08/12/2019

**Overbid Procedures - Case No. 2:18-bk-14251-BB**

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
  - a. Bid at least \$300,000 in cash for the Property;
  - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as **Exhibit 5**;
  - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
  - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
  - e. Submit a cash deposit in the amount of \$9,000.00 (the "Overbid Deposit") payable to Wesley H. Avery, Chapter 7 Trustee for the Bankruptcy Estate of Geneva McGrigg, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of the Motion) by no later than **4:00 p.m.**, Pacific Standard Time, two days before the hearing on the Motion ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
3. Any incremental bid in the bidding process shall be at least \$5,000.00 higher than the prior bid.
4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.
5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).
6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

1 David M. Goodrich, State Bar No. 208675  
dgoodrich@wglp.com  
2 Ryan W. Beall, State Bar No. 313774  
rbeall@wglp.com  
3 **WEILAND GOLDEN GOODRICH LLP**  
650 Town Center Drive, Suite 600  
4 Costa Mesa, California 92626  
Telephone 714-966-1000  
5 Facsimile 714-966-1002  
  
6 General Counsel for Wesley H. Avery,  
Chapter 7 Trustee  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **LOS ANGELES DIVISION**

11 In re  
12 GENEVA MCGRIGG,  
13 Debtor.

Case No. 2:18-bk-14251-BB  
Chapter 7

**NOTICE OF HEARING ON CHAPTER 7  
TRUSTEE'S MOTION FOR ORDER:**

- (1) AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);
- (2) APPROVING OVERBID PROCEDURES;
- (3) APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m);
- (4) AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE; AND
- (5) AUTHORIZING PAYMENT OF ADMINISTRATIVE CLAIMS

[16211 Downey Avenue #10, Paramount,  
California 90723; APN: 7103-016-019]

**DATE:** September 4, 2019  
**TIME:** 10:00 a.m.  
**PLACE:** Courtroom 1539  
255 E. Temple Street  
Los Angeles, CA 90012

**Weiland Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

1 TO THE OFFICE OF THE UNITED STATES TRUSTEE; THE DEBTOR; THE  
2 DEBTOR'S COUNSEL; AND ALL OTHER INTERESTED PARTIES AND POTENTIAL  
3 BUYER(S):

4 PLEASE TAKE NOTICE that on September 4, 2019 at 10:00 a.m., or as soon  
5 thereafter as the matter may be heard, the Court will conduct a hearing ("Hearing") in the  
6 above-captioned Court on the *Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale*  
7 *of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C.*  
8 *§§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful*  
9 *Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m);*  
10 *(4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and*  
11 *Other Ordinary Costs of Sale; and (5) Authorizing Payment of Administrative Claims*  
12 ("Motion") filed by Wesley H. Avery, the duly qualified, appointed, and acting Chapter 7  
13 Trustee ("Trustee") of the bankruptcy estate ("Estate") of the above-captioned Debtor  
14 ("Debtor").

15 PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an  
16 order approving the sale ("Sale") of the Estate's right, title and interest in real property  
17 located at 16211 Downey Avenue #10, Paramount, California 90723, APN: 7103-016-019  
18 ("Property"), on the terms and conditions stated in the written offer titled *Residential*  
19 *Purchase Agreement and Joint Escrow Instructions, Seller Counter Offer No. 1, and Sales*  
20 *Contract Addendum* (together, "Purchase Agreement") attached to the Motion as  
21 **Exhibit 5**, and incorporated herein by reference, to Southland Ventures LLC ("Buyer"),  
22 whose address is c/o Cornerstone Properties, 28562 Oso Parkway #520, Rancho Santa  
23 Margarita, California 92688, for \$294,000.00, cash, or to any person or entity who appears  
24 at the hearing on the Motion and submits a higher acceptable bid in accordance with the  
25 Trustee's proposed overbid procedures.

26 PLEASE TAKE FURTHER NOTICE that as part of the Motion, the Trustee seeks  
27 an order approving the Sale free and clear of any liens, claims, and interests, with said  
28 liens, claims, and interests to attach to the sales proceeds in the same manner and

1 priority as under applicable law. The Property is being sold on an "as is, where is" basis,  
2 with no warranties, recourse, contingencies, or representations of any kind.

3 **PLEASE TAKE FURTHER NOTICE** that the Trustee also seeks an order  
4 (i) confirming the Sale to the Buyer or to the highest bidder appearing at the hearing and  
5 approving the Trustee's proposed overbid procedures; (ii) determining that the Buyer or  
6 the successful bidder is entitled to 11 U.S.C. § 363(m) protection; and (iii) waiving the  
7 fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy  
8 Procedure.

9 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the  
10 Trustee proposes the following **OVERBID PROCEDURES** for the purchase of the  
11 Property:

12 **PROPOSED OVERBID PROCEDURES**

13 The proposed Sale to the Buyer is subject to approval of the United States  
14 Bankruptcy Court and to qualified overbids. The Buyer has offered to purchase the  
15 Property for \$294,000.00 ("Purchase Price"), \$9,000.00 of which has been tendered, with  
16 the balance to be tendered upon Close of Escrow (as defined in the Purchase  
17 Agreement). As noted above, however, the sale of the Property is subject to overbid  
18 pursuant to the following proposed overbid procedures ("Overbid Procedures"):

- 19 1. Qualifying bidders ("Qualifying Bidder") shall:
- 20 a. Bid at least \$300,000 in cash for the Property;
- 21 b. Set forth in writing the terms and conditions of the offer that are  
22 at least as favorable to the Trustee as those set forth in the Purchase  
23 Agreement attached to the Motion as **Exhibit 5**;
- 24 c. Be financially qualified, in the Trustee's exercise of his sound  
25 business judgment, to close the sale as set forth in the Purchase  
26 Agreement;
- 27  
28

**Weiland Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

1 d. Submit an offer that does not contain any contingencies to  
2 closing the sale, including, but not limited to, financing, inspection, or repair  
3 contingencies;

4 e. Submit a cash deposit in the amount of \$9,000.00 (the  
5 "Overbid Deposit") payable to Wesley H. Avery, Chapter 7 Trustee for the  
6 Bankruptcy Estate of Geneva McGrigg, in the form of a cashier's check,  
7 which Overbid Deposit shall be non-refundable if the bid is deemed to be the  
8 Successful Bid, as defined in paragraph 4 below. The Overbid Deposit,  
9 written offer, and evidence of financial qualification must be delivered to the  
10 Trustee's counsel (at the address shown in the upper left hand corner of the  
11 first page of the Motion) by no later than **4:00 p.m.**, Pacific Standard Time,  
12 two days before the hearing on the Motion ("Overbid Deadline"). In his  
13 absolute and sole discretion, the Trustee shall have the right to accept  
14 additional overbids submitted prior to the hearing but after the Overbid  
15 Deadline.

16 2. At the hearing on the Motion, only the Buyer and any party who is  
17 deemed a Qualifying Bidder shall be entitled to bid.

18 3. Any incremental bid in the bidding process shall be at least \$5,000.00  
19 higher than the prior bid.

20 4. At the hearing on the Motion and upon conclusion of the bidding  
21 process, the Trustee shall decide, subject to Court approval, which of the bids is  
22 the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder  
23 who is accepted by the Trustee as the successful bidder ("Successful Bidder") must  
24 pay all amounts reflected in the Successful Bid in cash at the closing of the sale.  
25 At the hearing on the Motion, and upon conclusion of the bidding process, the  
26 Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be  
27 the bidder with the next best bid. Should the Successful Bidder fail to close escrow  
28



**Weiland Golden Goodrich LLP**  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626  
Tel 714-966-1000 Fax 714-966-1002

1 on the sale of the Property, the Trustee may sell the Property to the Back-Up  
2 Bidder without further Court order.

3 5. Overbids shall be all cash and no credit shall be given to the  
4 purchaser or overbidder(s).

5 6. Upon the conclusion of the auction, any Overbid Deposits, other than  
6 the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be  
7 promptly returned. The deposit of the Back-Up Bidder will be returned promptly  
8 following the close of escrow for the sale of the Property to the Successful Bidder.

9 **PLEASE TAKE FURTHER NOTICE** that the Motion is made pursuant to 11 U.S.C.  
10 § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds  
11 that, based on the Trustee's sound business justification, the Trustee believes the sale of  
12 the Property as set forth herein is in the best interests of the Estate. After solicitation of  
13 offers for the Property over the past few months, the current offer from the Buyer is the  
14 best viable offer received to date. Moreover, the Overbid Procedures provide a process  
15 by which the Trustee could secure a higher price for the Property.

16 **PLEASE TAKE FURTHER NOTICE** that any response to the Motion must conform  
17 with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less  
18 than 14 days prior to the above hearing date, and must be served no less than 14 days  
19 prior to the above hearing date on the Trustee's counsel at the address noted in the top  
20 left corner of the first page of this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h),  
21 the failure to timely file and serve an opposition to the Motion may be deemed by the  
22 Court to be consent to the relief requested in the Motion.

23 Dated: August 12, 2019

WEILAND GOLDEN GOODRICH LLP

24  
25 By: /s/ David M. Goodrich  
26 DAVID M. GOODRICH  
27 General Counsel for Chapter 7 Trustee  
28 Wesley H. Avery

## 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:  
**650 Town Center Drive, Suite 600**  
**Costa Mesa, California 92626**

A true and correct copy of the foregoing document entitled (*specify*): Notice of Hearing on Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale; and (5) Authorizing Payment of Administrative Claims 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*) August 12, 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:

Service information continued on attached page

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

On (*date*) August 12, 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.

Honorable Sheri Bluebond, Chief Judge  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1534 / Courtroom 1539  
Los Angeles, CA 90012

Geneva McGrigg  
824 East 146th Street  
Compton, CA 90220-1109

Service information continued on attached page

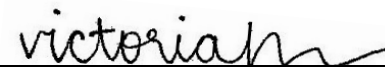
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) August 12, 2019, I served the following persons and/or entities by personal delivery, overnight mail service, 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.

8/12/2019  
Date

Victoria Rosales  
Printed Name

  
Signature

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

Wesley H Avery (TR) wes@averytrustee.com, C117@ecfcbis.com;lucy@averytrustee.com;isabel@averytrustee.com  
Ryan W Beall rbeall@lwgflp.com, vrosales@wgllp.com;kadele@wgllp.com  
Sean C Ferry sferry@rasflaw.com, sferry@ecf.courtdrive.com  
David M Goodrich dgoodrich@wgllp.com, vrosales@wgllp.com;kadele@wgllp.com  
Theresa Hana t.hanalaw@yahoo.com  
Valerie Smith claims@recoverycorp.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Julie J Villalobos julie@oaktreelaw.com, oakecfmail@gmail.com;villalobosjr51108@notify.bestcase.com

**SERVED BY UNITED STATES MAIL:**

First American Title  
Attn: Michelle Pascual  
Senior Title Officer  
207 Goode Ave, Suite 410  
Glendale, CA 91203

Century 21 Allstars  
Attn: Joseph Villaescusa  
President/CEO  
9155 Telegraph Road, 2nd Floor  
Pico Rivera, CA 90660

Sebastian Amirian  
Better Escrow Service  
VP/Sr. Escrow Officer  
3115 West Olive Avenue, Suite 1  
Burbank, CA 91505

Lake Terrace Condominium Association  
c/o Action Management  
Attn: Lucille Aresco-Crowley  
Director of Operations  
790 Redondo Avenue  
Long Beach, CA 90804

Brian L. Parsons  
Keller Williams Realty  
251 S. Lake Avenue, #150  
Pasadena, CA 91101

Champion Mortgage Company  
Robertson, Anschutz & Schneid P.L.  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487-2853

Peggy Henrichsen  
Managing Member  
Southland Ventures LLC  
c/o Cornerstone Properties  
Attn: Craig Henrichsen  
28562 Oso Parkway #520  
Rancho Santa Margarita, CA 92688

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

JPMorgan Chase Bank, N.A.  
Attn: Customer Service  
Mail code LA4-6475  
700 Kansas Lane  
Monroe, LA 71203

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

JPMorgan Chase Bank, N.A.  
Attn: President  
1111 Polaris Parkway  
Columbus, OH 43240

Los Angeles City Clerk  
P.O. Box 53200  
Los Angeles, CA 90053-0200

Duke & Associates  
Attn: Sheila Duke  
Attn: Gary Endo  
8202 Alondra Blvd  
Paramount, CA 90723

Capital One  
PO Box 30285  
Salt Lake City, UT 84130-0285

Capital One Bank  
PO Box 60599  
City of Industry, CA 91716-0599

Champion Mortgage  
POB 619093  
Dallas, TX 75261-9093

Chase Card  
Attn: Correspondence  
PO Box 15298  
Wilmington, DE 19850-5298

~~Chase Slate  
P. O. Box 94014  
Palatine, IL 60094-4014~~  
**MAIL RETURNED 02/20/19**

Citibank / Sears  
Citicorp Credit Services  
PO Box 790040  
Saint Louis, MO 63179-0040

Comenity Bank / BK Department  
P. O. Box 183043  
Columbus, OH 43218-3043

Comenity Bank/Avenue  
PO Box 182125  
Columbus, OH 43218-2125

~~Comenity Bank/Catherines  
PO Box 18215  
Columbus, OH 43218~~  
**MAIL RETURNED 06/19/18**

Comenitycapital/Indclb  
Comenity Bank  
PO Box 182125  
Columbus, OH 43218-2125

Geofferey Hersch, Esq.  
234 E. Commonwealth Ave., #2  
Fullerton, CA 92832-1911

Hyundai Finance  
P. O. Box 20809  
Fountain Valley, CA 92728-0809

Hyundai Motor Finance  
Attn: Bankruptcy  
PO Box 20809  
Fountain City, CA 92728-0809

Law Offices Patenaude & Felix, APC  
4545 Murphy Canyon Road  
3rd Floor  
San Diego, CA 92123-4363

LVNV Funding, LLC its successors and assigns  
Assignee of Capital One Bank (USA), N.A.  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Menchaca & Company LLP  
835 Wilshire Blvd., Suite 300  
Los Angeles, CA 90017-2655

Midland Funding LLC  
PO Box 2011  
Warren, MI 48090-2011

Northrop Grumman Fcu  
PO Box 47009  
Gardena, CA 90247-6809

Portfolio Recovery Associates LLC  
PO Box 41067  
Norfolk, VA 23541-1067

Quantum3 Group LLC as agent for  
Comenity Capital Bank  
PO Box 788  
Kirkland, WA 98083-0788

Rommel Agee of Agee Realty  
1226 W 84<sup>th</sup> Street  
Los Angeles, CA 90044-2210

Sam's Club / Synchrony Bank  
P. O. Box 530942  
Atlanta, GA 30353-0942

Sam's Club MC/Synclb  
P.O. Box 960013  
Orlando, FL 32896-0013

Sears Credit Cards  
P. O. Box 78051  
Phoenix, AZ 85062-8051

Superior Court of California County of Los Angeles  
Norwalk Courthouse  
12720 Norwalk Blvd.  
Norwalk, CA 90650-3189

Synchrony Bank Credit Card  
PO Box 965064  
Orlando, FL 32896-5064

Synchrony Bank/ JC Penney  
PO Box 965007  
Orlando, FL 32896-5007

Synchrony Bank/ JC Penneys  
PO Box 965064  
Orlando, FL 32896-5064

Synchrony Bank/Sams  
PO Box 965060  
Orlando, FL 32896-5060

Synchrony Bank/Sams Club  
P.O. Box 965064  
Orlando, FL 32896-5064

The Moore Law Group  
3710 S. Susan St., Ste. 210  
Santa Ana, CA 92704-6956

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Wells Fargo  
P. O. Box 10347  
Des Moines, IA 50306-0347

Wells Fargo Bank Card  
Mac F82535-02f  
Po Box 10438  
Des Moines, IA 50306-0438

Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

Theresa Hana  
15903 Lakewood Blvd Ste 202  
Bellflower, CA 90706-4300

Wesley H Avery (TR)  
758 E. Colorado Blvd., Suite 210  
Pasadena, CA 91101-5407

**JPMorgan Chase Bank, National Association (FDIC # 628)****Active Insured Since January 1, 1934**

Data as of: July 31, 2019

**JPMorgan Chase Bank, National Association** is an active bank

FDIC Certificate#:

**628**

Headquarters:

1111 Polaris Parkway  
Columbus, OH 43240  
Delaware County

Locations:

**5079** domestic in **29** states,  
**0** in territories, and **197** in foreign locations  
January 1, 1824

Established:

January 1, 1934

Insured:

National Bank

Bank Charter Class:

Office of the Comptroller of the Currency

Primary Federal Regulator:

Consumer Financial Protection Bureau

Secondary Federal Regulator:

Corporate Website:

www.jpmorganchase.com

Consumer Assistance:

http://www.helpwithmybank.gov

Contact the FDIC about:

JPMorgan Chase Bank, National Association

[Locations](#)[History](#)[Identifications](#)[Financials](#)[Other Names /  
Websites](#)

Showing 1 to 25 of 5,277 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
183836	731	Valencia Branch (Frgn)	Pascual Y Genis, 5 Planta		46002 Valencia			Full Service Brick and Mortar Office	07/24/1991	06/20/1992
206659	2839	Hong Kong Branch (Frgn)	Room 805, Bond Centre, East Tower		91 Queensway			Full Service Brick and Mortar Office	03/12/1991	11/13/2004
182950	925	Aberdeen Branch (Frgn)	136 Aberdeen Main Road		Aberdeen			Full Service Brick and Mortar Office	12/21/1973	07/14/1996
182964	933	Ivory Coast Branch (Frgn)	12 Avenue Joseph Anoma		Abidjan			Full Service Brick and Mortar Office	12/01/1978	07/14/1996
201504	1852	Abu Dhabi Branch (Frgn)	Sheikh Khalifa Road		Abu Dhabi			Full Service Brick and Mortar Office	07/01/1975	11/13/2004
201535	1932	Adelaide Branch (Frgn)	70 Hindmarsh Square, 4th Floor		Adelaide			Full Service Brick and Mortar Office	04/01/1996	11/13/2004
182983	950	Adroque Branch (Frgn)	Esteban Adroque 1603		Adroque			Full Service Brick and Mortar Office	12/01/1982	07/14/1996
201493	1846	Antwerp Branch (Frgn)	Maria Teeresiale 17		Antwerp			Full Service Brick and Mortar Office	12/31/1973	11/13/2004
182967	936	Asuncion Branch (Frgn)	Edificio Vizcaya		Asuncion			Full Service Brick and Mortar Office	12/10/1979	07/14/1996

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
201489	1844	Athens Branch (Frgn)	13 Panepistimiou		Athens			Full Service Brick and Mortar Office	03/20/1971	11/13/2004
182981	948	Avellaneda Branch (Frgn)	Av Mitre 430		Avellaneda			Full Service Brick and Mortar Office	12/01/1982	07/14/1996
182969	938	Balboa Branch (Frgn)	Main Street		Balboa			Full Service Brick and Mortar Office	10/01/1979	07/14/1996
182895	897	Bangkok Branch (Frgn)	New Road 1153-S		Bangkok			Full Service Brick and Mortar Office	01/02/1964	07/14/1996
182973	941	Barcelona Branch (Frgn)	Avenida Diagonal, 427		Barcelona			Full Service Brick and Mortar Office	09/07/1981	07/14/1996
183805	653	Barcelona Branch (Frgn)	Gran Via Carlos Iii, No. 140/142		Barcelona			Full Service Brick and Mortar Office	09/30/1981	06/20/1992
183336	367	Barcelona Branch (Frgn)	Paseo De Garcia 54		Barcelona			Full Service Brick and Mortar Office	05/01/1982	
201512	1859	Barcelona Branch (Frgn)	Paseo De Gracia 54/3rd		Bascelona			Full Service Brick and Mortar Office	01/13/1983	11/13/2004
182887	891	Beirut Branch (Frgn)	Riad-El-solh Street		Beirut			Full Service Brick and Mortar Office	09/28/1955	07/14/1996
183321	350	Birmingham Branch (Frgn)	34 Waterloo Street		Birmingham			Full Service Brick and Mortar Office	06/02/1980	
201497	1848	Bridgetown Branch (Frgn)	Broad Street, Trident House		Bridgetown			Full Service Brick and Mortar Office	06/19/1974	11/13/2004
201499	1849	Bristol Branch (Frgn)	Colston Avenue, Northcliffe House		Bristol			Full Service Brick and Mortar Office	09/09/1974	11/13/2004
201480	1840	Brussels Branch	40 Avenue Des Arts		Brussels			Full Service Brick and Mortar Office	03/20/1969	11/13/2004
183491	1488	Brussels Branch (Frgn)	27 Avenue Des Arts		Brussels			Full Service Brick and Mortar Office	06/19/1918	11/10/2001
183014	971	Brussels Branch (Frgn)	Blue Tower, 6th Floor, Avenue Louise 326		Brussels			Full Service Brick and Mortar Office	10/01/1985	07/14/1996
183785	633	East West Trade Branch (Frgn)	Bulevardul Republicii 16		Bucharest			Full Service Brick and Mortar Office	05/27/1974	06/20/1992

## 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:

**650 Town Center Drive, Suite 600  
Costa Mesa, CA 92626**

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)* 08/12/2019, 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:

Service information continued on attached page

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

On *(date)* 08/12/2019, 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.

The Honorable Sheri Bluebond, Chief Judge  
United States Bankruptcy Court  
255 E. Temple Street, Courtroom 1539  
Los Angeles, CA 90012

Service information continued on attached page

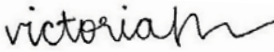
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 08/12/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (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.

08/12/2019  
Date

Victoria Rosales  
Printed Name

  
Signature



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

Wesley H Avery (TR) wes@averytrustee.com,  
C117@ecfbis.com;lucy@averytrustee.com;lsabel@averytrustee.com  
Ryan W Beall rbeall@lwgllp.com, vrosales@wgllp.com;kadele@wgllp.com  
Sean C Ferry sferry@rasflaw.com, sferry@ecf.courtdrive.com  
David M Goodrich dgoodrich@wgllp.com, vrosales@wgllp.com;kadele@wgllp.com  
Theresa Hana t.hanalaw@yahoo.com  
Valerie Smith claims@recoverycorp.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
Julie J Villalobos julie@oaktreelaw.com, oakecfmail@gmail.com;villalobosjr51108@notify.bestcase.com