

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>John P. Pringle, Esq. SBN 072300 Toan B. Chung, Esq. SBN 276505 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</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>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p>BRIENA SHEREE CASARES,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:19-bk-15989-RK CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/03/2021</p>	<p>Time: 2:30 pm</p>
<p>Location: United States Courthouse, Courtroom 1675, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 07/20/2021

Description of property to be sold:
Parcel of real property located at 641 S. Taylor Ave, Montebello, CA 90640 (the "Real Property").

Terms and conditions of sale: as is, where is

Proposed sale price: \$ 625,000.00

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): any bidder must deposit \$18,750.00 by cashier's or bank check made payable to the Trustee's counsel at or before the time of the sale hearing. All overbids must be in increments of no less 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:

Date: August 3rd, 2021
Time: 2:30 p.m.
Place: U.S. Bankruptcy Court
Courtroom 1675
255 E. Temple Street
Los Angeles, CA 90012

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

Brian Parsons
The Parsons Real Estate Team - Keller Williams Realty
251 S. Lake Ave #320
Pasadena CA 91101
626.204.3360
brian@theparsonsrealestateteam.com

Date: 07/09/2021

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:

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*) **July 12, 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:

- Wesley H Avery (TR) wes@averytrustee.com,
C117@ecfbis.com;lucy@averytrustee.com;alexandria@averytrustee.com
- Toan B Chung tbchung@rpmlaw.com,
toan.b.chung@gmail.com;bankpara@rpmlaw.com;brenfro@rpmlaw.com
- Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **July 12, 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.

Briena Sheree Casares, 641 S. Taylor Avenue, Montebello, CA 90640

Honorable Robert N. Kwan, U.S. Bankruptcy Court, 255 E. Temple Street, Suite 1682, 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*) _____, 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.

July 12, 2021

ELSA PEREZ

Date

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.

Label Matrix for local noticing

0973-2

Case 2:19-bk-15989-RK

Central District of California

Los Angeles

Thu Jul 1 09:29:58 PDT 2021

American Advisors Group

P.O. Box 40724

Lansing, MI 48901-7924

CREDCO

P.O. Box 50914

San Diego, CA 92150

Chase Credit Card

National Bank

P. O. Box 36520

Louisville, KY 40233-6520

Enhanced Recover Col

8041 Bayberry Rd.

Southside Jacksonville, FL 32256-7411

LVNV Funding, LLC

c/o Resurgent Capital Services

PO BOX 10587

Greenville, SC 29603-0587

Midland Funding88 X

8875 Aero DR., STE 200

San Diego, CA 92123-2255

SW Credit Sys

4120 Internatinnal Pkwy STE 10

Carrollton, Tx 75007-1957

Santander Consumer USA Office

1550 W. Southern Ave

Mesa, AZ 85202-4817

Southwest Credit System

5910 W. Plano Pkwy Ste 10

Plano, TX 75093-2202

Main Document

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255 East Temple Street,

Los Angeles, CA 90012-3332

Athans Disposal

14048 Valley Blvd.

La Puente, CA 91746-2801

Carmax Auto Financing

12800 Tuckahoe Creekk Parkway

Richmond, VA 23238-1124

Direct TV

2230 East Imperial Highway

Mail Station LA/N367

El Segundo, CA 90245

First City Serv Corp

14101 Myford Rd fl 2

Tustin, CA 92780-7020

Mc Carthy And Holthus

411 Ivy Street

San Diego, CA 92101-2108

Pinnacle Credit Services, LLC

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

SYNCB/JC Penny STAT

4125 Windward Plaza

Alpharetta, GA 30005-8738

Sequoia Financial Services

28632 Roadside Dr. #110

Agoura Hills, CA 91301-6074

Student Financial Aid

18012 Cowan 100

Irvine, CA 92614-6822

AT T

208 S. Akard St.

Dallas, TX 75202-4206

CAF

2040 Thalbro St.

Richmond, VA 23230-3200

Chase Card

201 Walnut St./DE-1-1027

Willmington, DE 19801

San Diego, CA 92103

(p)DISCOVER FINANCIAL SERVICES LLC

PO BOX 3025

NEW ALBANY OH 43054-3025

Grant Merchant

100 S. Prospect Ave. Suite 9

Park Ridge, IL 60068-4057

Midland Funding

2365 Northside Dr. #300

San Diego CA 92108-2709

Quality Loan Services Corp.

2763 Camino Del Rio South

San Diego, CA 92108-3708

SYNCB/JCP

P.O. Box 32896

Orlando, FL 32896-0001

Southwest Credit Sys

2629 Dickearson Pkwy

Carrollton, TX 75007-4458

U.S. Department of ED

P.O. BOX 7202

Utica, NY 13504

U.S. Department of Education
400 Maryland Ave., SW
Washington, D. C. 20202-0008

~~U.S. Dept. of Edu~~
~~Main Document~~ Page 5 of 5
P.O. Box 5609
Greenville, TX 75403-5609

U.S. Depot of Edu
101 Marrietta Tower Suite
Atlanta, GA 30323

U.S. Dept. of Ed/Gleslsi
2401 International Lane POB 7860
Madison, WI 53704-3121

US Department of Education
PO Box 16448
St. Paul, MN 55116-0448

US Dept of ED/GSL/Atl
P.O. Box 2287
Atlanta, GA 30301-2287

Union Bank
850 N. Wilcox Ave
Montebello, CA 90640-1808

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

Valley View Home Loans
Cust # PFE0007
1 Centerpointe Dr Ste 380
La Palma, CA 90623-2527

Valley View Home Loans
Cust # PFE0007
Orlando, FL 32896-0001

Wyndam Vacation
Ownership Corporate Headquarters
6277 Sea Harbor Drive
Orlando, Florida 32821-8027

~~Briena Sheree Casares~~
~~641 So Taylor Ave~~
~~Montebello, CA 90640-5561~~

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