

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Zi C. Lin, SBN 236989 zlin@garrett-tully.com Adjoa M. Anim-Appiah, SBN 301918 AAnim-Appiah@garrett-tully.com GARRETT & TULLY, P.C. 225 S. Lake Ave., Suite 1400 Pasadena, California 91101-4869 Telephone: (626) 577-9500 Facsimile: (626) 577-0813</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Timothy J. Yoo</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>PAUL JOHN YEPEZ,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:19-bk-17970-RK CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 11/03/2020</p>	<p>Time: 2:30 pm</p>
<p>Location: 255 E. Temple Street, Los Angeles, California 90012, Courtroom 1675, Appearance by telephone only</p>	

Type of Sale: Public Private **Last date to file objections:** 10/20/2020

Description of property to be sold: Residential real property located at 1858 2nd Street, La Verne, CA 91750

Terms and conditions of sale:

Real property is being sold "as is," "where is," without any warranties whatsoever.

Proposed sale price: \$ 525,000.00

Overbid procedure (if any): Written overbids must be received by counsel for the Trustee by November 1, 2020, at 5:00 p.m. and must be in the amount of at least \$530,000. A \$10,000 deposit, to be paid by certified funds is required. The auction will be held at the same time as the hearing on the motion, on 11/03/2020 at 2:30 p.m.

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

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

Trustee's attorney: Zi C. Lin, GARRETT & TULLY, P.C.
225 S. Lake Ave., Suite 1400
Pasadena, California 91101-4869
Telephone: (626) 577-9500

Date: 10/12/2020

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:
225 S. Lake Avenue, Suite 1400 Pasadena, CA 91101

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)* 10/12/2020, 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:

Counsel for Debtor, Neil R. Hedtke; hedtkelg@gmail.com; United States Trustee (LA) ustpreion16.la.ecfusdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 10/12/2020, 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)* 10/12/2020, 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.

The Honorable Robert N. Kwan (Via Federal Express)
United States Bankruptcy Court, Central District of California
255 E. Temple Street, Suite 1682 / Courtroom 1675
Los Angeles, CA 90012

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.

10/12/2020 Delorise Cameron
Date *Printed Name*

/s/ Delorise Cameron
Signature

In Re Paul John Yezpe
USBC BK Case No. 2:19-bk-17970-RK

SERVICE LIST

Debtor

Paul John Yezpe
1544 2nd Street
LaVerne, CA 91750

UST

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

Counsel for Debtor

Neil R. Hedtke
820 N. Mountain Avenue, Suite 109
Upland, CA 91786

Power of Attorney

Eddie Espinoza
1544 2nd Street
LaVerne, CA 91750

Creditors

CACH, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Cach LLC/resurgent Cap
c/o: Resurgent Capital Services
Greenville, SC 29602

Cavalry Portfolio Serv
Po Box 27288
Tempe, AZ 85285-7288

IC System Inc.
PO Box 64378
Saint Paul, MN 55164-0378

One West Bank
PO Box 471
Santa Monica, CA 90406-0471

SLS
8742 Lucent Boulevard, Suite 300
Highland Ranch, CO 80129-2386

Syncb/Walmart Dc
PO Box 965024
Orlando, FL 32896-5024