

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>RICHARD T. BAUM SBN 80889 11500 West Olympic Boulevard Suite 400 Los Angeles, California 90064 310.277.2040 fax: 310.286.9525 rickbaum@hotmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for: Debtor 2260 SAN YSIDRO, LLC</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>MARIA ELENA TELLEZ</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:19-bk-18507 VZ CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/27/2019</p>	<p>Time: 11:00 am</p>
<p>Location: Courtroom 1368, 255 East Temple Street, 13th Floor, Los Angeles, California 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 08/13/2019

Description of property to be sold:
Four small houses on one lot, located at 435 Daisy Avenue, Long Beach, California 90802

Terms and conditions of sale:
All cash upon closing, no financing contingencies.

Proposed sale price: \$ 950,000.00

Overbid procedure (if any):

Minimum overbid must be \$2,575,000, and each additional bid must exceed the previous bid by \$10,000 or more. Any overbidder must first have deposited \$75,000 with Debtor's Counsel, Richard T. Baum

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

August 27, 2019, 11:00 AM

Courtroom 1368, 13th Floor, 255 East Temple Street, Los Angeles, California 90012

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

Richard T. Baum, 11500 West Olympic Boulevard, Suite 400, Los Angeles, California 90064-1525; 310.277.2040;
rickbaum@hotmail.com

Date: 07/29/2019

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:
11500 West Olympic Boulevard, Suite 400, Los Angeles, California 90064

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)* 07/29/2019, 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:

Richard T Baum rickbaum@hotmail.com, rickbaum@ecf.inforuptcy.com
Kelly L Morrison kelly.l.morrison@usdoj.gov
Valerie Smith claims@recoverycorp.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 07/29/2019, 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.

Judge Vincent Zurzolo, Suite 1360, 255 East Temple Street, Los Angeles, California 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.

07/29/2019 RICHARD T. BAUM
Date Printed *Name*

/s/ Richard T. Baum
Signature

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In re MARIA ELENA TELLEZ

2:19-bk-18507 VZ

Creditor List

Ally Financial
PO Box 380901
Minneapolis, MN 55438-0901

Bank of America
PO Box 982238
El Paso, TX 79998-2238

Chase Card
PO Box 15298
Wilmington, DE 19850-5298

Jerry Jarrell
dba Vantage Mortgage
PO Box 3146
Tustin, CA 92781-3146

Jerry Jarrell
Vantage Mortgage
620 Newport Center Dr
Newport Beach, CA 92660-6420

Ocwen Loan Servicing
1661 Worthington Rd Ste 100
West Palm Beach, FL 33409-6493

SyncB/TJX\
PO Box 965008
Orlando, FL 32896-5008

WF Card Service
PO Box 14517
Des Moines, IA 50306-3517