

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Rosendo Gonzalez (State Bar No. 137352) Zachary I. Gonzalez (State Bar No. 316577) Gonzalez & Gonzalez Law, P.C. 530 S. Hewitt Street, Suite 148 Los Angeles, CA 90013 Telephone: 213-452-0070 Facsimile: 213-452-0080 E-mail: rossgonzalez@gonzalezplc.com zig@gonzalezplc.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Rosendo Gonzalez, Chapter 7 Trustee	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: DIANE IDA URIOSTEGUI, Debtor(s).	CASE NO.: 2:23-bk-17721-DS CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 05/13/2025	Time: 1:00 pm
Location: Courtroom 1639	

Type of Sale: Public Private **Last date to file objections:** 04/29/2025

Description of property to be sold:
 10333 Olive Street, Temple City, California 91780

Terms and conditions of sale: \$910,000 subject to overbids and court approval; read the overbid requirements set forth in the Trustee's sale motion and notice of motion.

Proposed sale price: \$ 910,000.00

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):

Set forth in the Trustee's sale motion and notice of motion.

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

May 13, 2025, at 1:00 p.m. in Courtroom "1639" of the United States Bankruptcy Court for the Central District of California, Los Angeles Division, 255 E. Temple Street, Los Angeles, California 90012.

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

Rosendo Gonzalez of Gonzalez & Gonzalez Law, P.C., 530 S. Hewitt Street, Suite 148, Los Angeles, California 90013;
(t) 213-452-0070; (f) 213-452-0080; email: rossgonzalez@gonzalezplc.com.

Date: 04/21/2025

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:
530 S. Hewitt Street, Unit 148, Los Angeles, CA 90013

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) 04/22/2025, 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:

Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;
michael.berger@ecf.inforuptcy.com, Rob Uriostegui ruesq@hotmail.com
• Rosendo Gonzalez (TR) rgonzalez@ecf.axosfs.com, rossgonzalez@gonzalezplc.com;jzavala@gonzalezplc.com;
zig@gonzalezplc.com;gig@gonzalezplc.com, United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
 Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 04/22/2025, 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.

Debtor	Bankruptcy Judge
Diane Ida Uriostegui	The Honorable Deborah J. Saltzman
10333 Olive Street	United States Bankruptcy Court
Los Angeles, CA 91780	255 East Temple Street, Suite 1634, 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) 04/22/2025, 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.

Buyer's Agent
Ping Yan (Phylcia Yan)
Harvest Realty Development
[ypleechchong@gmail.com - email only]
 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.

<u>04/22/2025</u>	<u>Gabrielle Gonzalez</u>	<u>Gabrielle Gonzalez</u>
Date	Printed Name	Signature

Label Matrix for local noticing

0973-2

Case 2:23-bk-17721-DS

Central District of California

Los Angeles

Tue Apr 22 10:20:04 PDT 2025

(p)OFFICE OF FINANCE CITY OF LOS ANGELES

200 N SPRING ST RM 101 CITY HALL

LOS ANGELES CA 90012-3224

Employment Development Dept

Bankruptcy Group MIC 92E

P.O. Box 826880

Sacramento, CA 94280-0001

SLBiggs

10960 Wilshire Blvd., Ste. 1100

Los Angeles, CA 90024-3714

Franchise Tax Board

Bankruptcy Section MS: A-340

P.O. Box 2952

Sacramento, CA 95812-2952

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

Enerbank USA

650 S MAIN ST

STE 1000

SALT LAKE, UT 84101-2844

GREGORY DOWLING

9415 OLEMA ST

TEMPLE CITY, CA 91780-1342

HENRY DEARING

515 S FIGUEROA ST

STE 2060

LOS ANGELES, CA 90071-1722

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE

ATTN BANKRUPTCY UNIT

PO BOX 54110

LOS ANGELES CA 90054-0110

LVNV Funding, LLC

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

Pinnacle Credit Services, LLC

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

DIANE IDA URIOSTEGUI

10333 OLIVE ST

TEMPLE CITY, CA 91780-2861

Gregory W. Dowling

Law Offices of Michael Jay Berger

9454 Wilshire Blvd., 6th Fl.

Beverly Hills, CA 90212-2980

Michael Jay Berger

The Law Offices of Michael Jay Berger

9454 Wilshire Blvd.

6th Floor

Beverly Hills, CA 90212-2980

Rob Uriostegui

Law Office of Rob Uriostegui

10333 Olive St

Temple City, CA 91780-2861

Rosendo Gonzalez (TR)

Gonzalez & Gonzalez Law, P.C.

530 S. Hewitt Street, Suite 148

Los Angeles, CA 90013-1906

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Los Angeles City Clerk

P.O. Box 53200

Los Angeles, CA 90053-0200

L.A. COUNTY TAX COLLECTOR

225 N HILL ST

LOS ANGELES, CA 90012

(d)LOS ANGELES COUNTY TREASURER AND TAX COLLE

ATTN: BANKRUPTCY UNIT

PO BOX: 54110

LOS ANGELES, CA 90054-0110

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)COLDWELL BANKER

End of Label Matrix

Mailable recipients 17

Bypassed recipients 1

Total 18