

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Wesley H. Avery, Esq. CLS-B (SBN 155724) Lucy Mavyan, Esq. (SBN 260811) LAW OFFICES OF WESLEY H. AVERY, APC 758 E. Colorado Blvd. Ste. 210 Pasadena, CA 91101-2105 (626) 395-7576 (office) (661) 430-5467 (fax) wavery@thebankruptcylawcenter.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, chapter 7 trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>			
<p>In re: RAMON MANUEL NIEBLA ARAMBURO and ERNELDA LOPEZ OCHOA, husband and wife,</p> <p>Debtor.</p> <p>SSN XXX-XX-1002 and XXX-XX-0034</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:24-bk-13599-WB CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 09/12/2024	Time: 2:00 pm
Location: Courtroom 1375, US Bankruptcy Court, 255 E. Temple Street, Los Angeles CA 90012	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 09/05/2024

Description of property to be sold:

That single family residence commonly known as 126 W. Lemon Avenue, Arcadia, CA 91007 APN 5782-023-004 and any personalty found there.

Terms and conditions of sale:

As is, where is, without any warranties either express or implied. Overbidder must close within 30 days of the entry of the order approving the sale to the overbidder or the overbidder's bid deposit will be forfeited to the Bankruptcy Trustee.

Proposed sale price: \$ 3,800,000.00

Overbid procedure (*if any*):

First overbid is \$3,805,000; overbids are in increments of \$5,000. Bid deposit (non-refundable if winning bidder) of \$114,000 has to be tendered to the Trustee's counsel at least five calendar days before the sale hearing on 9/12/24.

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

See above.

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

See the upper left hand corner of the first page of this form.

Date: 08/22/2024