

<b>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</b>  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  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, chapter 7 trustee	<b>FOR COURT USE ONLY</b>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: RAMON MANUEL NIEBLA ARAMBURO and ERNELDA LOPEZ OCHOA, husband and wife,  Debtor.  SSN XXX-XX-1002 and XXX-XX-0034  Debtor(s).	CASE NO.: 2:24-bk-13599-WB CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 05/29/2025	<b>Time:</b> 2:00 pm
<b>Location:</b> Courtroom 1375, US Bankruptcy Court, 255 E. Temple Street, Los Angeles CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/15/2025

**Description of property to be sold:**

All remnant property of the bankruptcy estate, viz. any rights, tangible or intangible property, or claims of the Debtors, or any of them, which are currently known or unknown (not including funds on hand in the estate).

**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.

**Proposed sale price:** \$ 35,000.00

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):**

First overbid is \$40,000; overbids are in increments of \$5,000.

**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: 05/08/2025