

<div>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</div> <p>LEONARD PEÑA (State Bar No. 192898) PEÑA & SOMA, APC lpena@penalaw.com 402 South Marengo Ave., Suite B Pasadena, California 91101 Telephone: 626-396-4000 Facsimile: 213-291-9102</p> <div style="margin-top: 20px;"><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</div>	<div>FOR COURT USE ONLY</div> <div style="height: 150px;"></div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
<div>In re:</div> <p>ANA MARIA MOJICA</p> <div style="text-align: right; margin-top: 20px;">Debtor(s).</div>	<div>CASE NO.: 2:13-bk-27728 TD CHAPTER: 7</div> <div style="text-align: center; padding: 20px 0;">NOTICE OF SALE OF ESTATE PROPERTY</div>
Sale Date:	Time:
Location: [TO BE SET ONLY IF OVERBIDS ARE RECEIVED]	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 07/29/2014

Description of property to be sold:

Estate's interest, in the real property described as: (1) Lotificacion Rosalia Lote 5-14, Poligono 25, El Congo, Santa Ana, El Salvador ("Parcel 1") and Colonia La Esmeralda Pasaje #1, Block B, El Congo Santa Ana, El Salvador ("Parcel 2")

Terms and conditions of sale:

Debtor is purchasing the estate's interest in the above describe real estate for a total sum of \$15,000.00 which has already been paid to the Trustee and the Trustee is holding pending the outcome of the motion approving the sale to the Debtor.

Proposed sale price: \$ 15,000.00

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):

See attached overbid procedres.

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

[A HEARING ON THE MOTION TO SELL WILL ONLY BE SET IF THE TRUSTEE RECEIVES OVERBIDS ON THE PROPERTY.

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

LEONARD PEÑA (State Bar No. 192898)
PEÑA & SOMA, APC
lpena@penalaw.com
402 South Marengo Ave., Suite B
Pasadena, California 91101
Telephone: 626-396-4000
Facsimile: 213-291-9102

Date: 07/11/2014

Overbid procedure:

(a) any initial overbid for an assignment of the Estate's interest in the Real Property must be in an amount at least \$1,000 greater than the amount to be paid by Debtor under this Agreement plus Debtor's claimed exemptions (i.e., in an amount not less than \$35,442);

(b) any overbid must be received by the Trustee within 17 days after service of this notice;

(c) in the event that the Trustee receives an overbid, the Trustee will request a hearing from the Court.

(d) in the event that the Trustee receives multiple overbids, any subsequent overbids must be made in Court at the time of the hearing on the Motion and must be made in minimum increments of \$1,000;

(e) any overbid must be accompanied by a certified or cashier's check in the full amount of that bid and the successful overbidder must pay to the Trustee by certified or cashier's check the full purchase price at the time of the hearing on the Motion;

(f) any assignment from overbid will be "AS IS", "WHERE IS", and with no contingencies or warranties whatsoever, whether express or implied, including as to merchantability, functionality or fitness for a particular purpose and will be subject to all existing encumbrances, liens, claims and restrictions thereon, if any; and

(g) the Trustee may exercise his discretion to reject a particular overbid that is not both higher and better (based upon all of the circumstances) than the Debtor's offer or the offer of other overbidders.

(8) Authorizes the Trustee to close the proposed assignment of the Estate's interest in the Real Property to the Debtor (or the successful overbidder) unless an appeal of the order authorizing that sale is timely filed and a stay pending appeal is entered.

(9) Waives the 14-day stay of orders for the disposition of Estate property set forth in Fed.R.Bankr.P. 6004(h).

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:
402 South Marengo Ave., Suite B, Pasadena, California 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)* 07/12/2014, 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:

Carolyn A. Dye, Chapter 7 Trustee trustee@cadye.com
Juan Castillo-Onofre jconofre@sbcglobal.net
United States Trustee ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 07/12/2014, 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.

Hon. Thomas B. Donovan
United States Bankruptcy Court
255 E. Temple Street, Suite 1352 / Courtroom 1345
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)* _____, 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.

07/12/2014 ALYSSA LEAL
Date Printed Name

/S/ ALYSSA LEAL
Signature

Label Matrix for local noticing
0973-2
Case 2:13-bk-27728-TD
Central District Of California
Los Angeles
Fri Jul 11 13:53:20 PDT 2014

LEA Accountancy, LLP
3435 Wilshire Blvd., Suite 990
Los Angeles, CA 90010-1998

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

America Coradius Internantional LLC
2420 Sweet Home Rd.
Ste 150
Buffalo, NY 14228-2244

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Cedars Sinai Imaging Med Grp Pc
P.O Box 4313
Woodland Hills, CA 91365-4313

Cedars-Sinai Medical Center
File 1108
1801 West Olympic
Pasadena, CA 91199-1108

Cedars-Sinai Physician Billing
P.O Box 512717
Los Angeles, CA 90051-0717

GEICRB/JC Penny
Attention: Bankruptcy
Po Box 103104
Roswell, GA 30076-9104

General Anesthesia Specialist Partn
P.O. Box 515108
Los Angeles, CA 90051-5108

Indymac Mortgage Services
6900 Beatrice Drive
Kalamazoo, MI 49009-9559

JPMorgan Chase
300 S. Grand Ave
4th Floor
Los Angeles, CA 90071-3109

JPMorgan Chase Bank, N.A.
c/o Five Lakes Agency, Inc.
P.O. Box 80730
Rochester, MI 48308-0730

Mcydsnb
Po Box 8218
Mason, OH 45040-8218

Northland Goup Inc
P.O Box 390846
Minneapolis, MN 55439-0846

Target National Bank
P.O Box 59317
Minneapolis, MN 55459-0317

Ana Maria Mojica
332 1/4 N Kingsley Dr
Los Angeles, CA 90004-4417

Carolyn A Dye (TR)
Law Offices of Carolyn Dye
3435 Wilshire Blvd, Suite 990
Los Angeles, CA 90010-1998

Juan Castillo-Onofre
695 S Vermont Ave Ste 1070
Los Angeles, CA 90005-1349

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).

Bank Of America
Attention: Recovery Department
4161 Peidmont Pkwy.
Greensboro, NC 27410

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

(u)Banco Promerica
2nd Calle Poniente y 49 Avenida
Norte No 5, Santa Ana

End of Label Matrix
Mailable recipients 19
Bypassed recipients 1
Total 20