

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Wesley H. Avery, Chapter 7 Trustee

In re:

MARTIN JORGE GONEZ,

Debtor(s).

CASE NO.: 2:13-bk-35873-BR

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/07/2014

Time: 10:00 am

Location: U.S. Bankruptcy Court, Roybal Fed. Bldg., 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012

☒ Public☐ Private

Last date to file objections: 04/23/2014

COMMERCIAL PROPERTY LOCATED AT 4926 FIRESTONE BLVD., SOUTH GATE, CA 90280

SEE NOTICE OF MOTION AND CHAPTER 7 TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS AND INTEREST, SUBJECT TO OVERBID, AND EXHIBITS THERETO, FILED 04/01/2014 AS DOCKET ENTRY # 35. YOU MAY CONTACT THE TRUSTEE'S COUNSEL FOR COPY OF MOTION AT THE PHONE NUMBER, EMAIL, AND/OR ADDRESS ABOVE.

Proposed sale price: \$ 257,000.00

Overbid procedure (if any):

SEE TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS AND INTEREST, SUBJECT TO OVERBID, FOR EXACT OVERBID PROCEDURES [DOCKET # 35]

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

Date: May 7, 2014
Time: 10:00 a.m.
Ctvm: 1668
U.S. Bankruptcy Court, Roybal Federal Building
255 E. Temple Street
Los Angeles, CA 90012

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

Jan Neiman
Neiman Realty, Inc.
14205 Collins Street
Van Nuys, CA 91401
Tel: (818) 516-3779
Fax: (818) 785-5925
Email: janneiman@sbcglobal.net

Or you may contact counsel for Chapter 7 Trustee Wesley H. Avery as set forth in the upper left hand corner of the first page of this document.

Date: 04/01/2014

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:
8200 Wilshire Blvd., Suite 400, Beverly Hills, CA 90211

The foregoing documents described as **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 04/01/14 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Wesley H Avery (TR) wamiracle6@yahoo.com, jmoattrustee@gmail.com;C117@ecfbis.com
- Joseph Caceres jec@locs.com, generalbox@locs.com
- Glen Dresser gombd@aol.com -----counsel for Community Commerce Bank
- Jeannette Marsala jmarsala@pralc.com, cmartin@pralc.com -----counsel for Deutsche Bank Nat'l Trust Co.
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY UNITED STATES MAIL: On (date) 04/01/14, 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.

All on attached list served via U.S. mail with the exception of anyone on NEF list above

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 04/01/14 served the following person(s) and/or entity(ies) by personal delivery, 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 the judge will be completed no later than 24 hours after the document is filed.*

Personal Delivery:

The Honorable Barry Russell, U.S. Bankruptcy Judge
United States Bankruptcy Court, Roybal Federal Building
255 E. Temple Street, Bin Outside of Suite 1660
Los Angeles, CA 90012-3332

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

04/01/14

Date

Elizabeth Prado

Type Name

/s/ Elizabeth Prado

Signature

Label Matrix for local noticing
0973-2
Case 2:13-bk-35873-BR
Central District Of California
Los Angeles
Tue Apr 1 13:36:51 PDT 2014

Caceres & Shamash LLP
8200 Wilshire Blvd Ste 400
Beverly Hills, CA 90211-2315

Deutsche Bank National Trust Co., et al
2525 West Camelback Road, Suite #30
Phoenix, AZ 85017-3209

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

BANK OF AMERICA
PO BOX 961206
FORT WORTH TX 76161-0206

CECILIA GONEZ
8934 MAY COURT
SOUTH GATE CA 90280-3433

CENTRAL CREDIT SERVICES INC
PO BOX 15118
JACKSONVILLE FL 32239-5118

COMMUNITY COMMERCE BANK
398 W FOOTHILL BOULEVARD
CLAREMONT CA 91711-2709

DOCTOR HYMAN ORTHODONTICS
3533 W BEVERLY BLVD
MONTEBELLO CA 90640-1540

ELAYNE MENDLOVITZ
4010 WATSON PLAZA DR #100
LAKEWOOD CA 90712-4035

INTEGRITY SOLUTION SERVICES INC
4370 W 109X STREET 100
OVERLAND PARK KS 66211

J DANIEL JUNG
13019 BAILEY STREET
WHITTIER CA 90601-4289

JOSEPH W CREED
1900 VON KARMAN AVE #600
IRVINE CA 92612

Koestner & Shahon
13019 Bailey St
Whittier CA 90601-4260

MARIE SOLORZANO KOESTNER
13019 BAILEY STREET
WHITTIER CA 90601-4260

MARTIN JORGE GONEZ
4926 FIRESTONE BLVD
SOUTH GATE CA 90280-3513

MATTHEY SHAHON
13019 BAILEY STREET
WHITTIER CA 90601-4289

SHAWLEEN GARCIA
9841 LA DOCENA LANE
PICO RIVERS CA 90660-5632

SOUTH GATE DOG AND CAT HOSPITAL
3737 TWEEDY BOULEVARD
SOUTH GATE CA 90280-6090

TRISHA HARMON
111 WEST CHAPMAN AVE
ORANGE CA 92866

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

Wesley H Avery (TR)
28005 Smyth Drive # 117
Valencia, CA 91355-4023

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).

US BANK N.A.
BANKRUPTCY DEPARTMENT
P.O. BOX 5229
CINCINNATI, OH 45201-5229

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

(u)Courtesy NEF

(u)Neiman Realty Inc.

(d)Martin Jorge Gonez
4926 Firestone Blvd
South Gate, CA 90280-3513

End of Label Matrix

Mailable recipients	22
Bypassed recipients	3
Total	25