

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

☐ Individual appearing without attorney  
☒ Attorney for: Sam S. Leslie, Chapter 7 Trustee

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

In re:

CASE NO.: 2:17-bk-13130-VZ

## CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 04/17/2018

**Time:** 11:00 am

**Location:** Courtroom 1368, 255 E. Temple St., Los Angeles, CA 90012

**Last date to file objections: 04/03/2018**

**Terms and conditions of sale:**

on as "as-is," "where-is," and "with-all-faults" basis without warranties, express or implied, and without contingencies for \$105,000.00 or sufficient funds to pay all claims against the Estate, including administrative claims 100%, with all liens, claims, interests and encumbrances, if any, to pass with title to buyers, with the same validity, priority, amount, force and effect, if any, as any such liens, interests, claims, and encumbrances presently attach to the property, if at all.

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*):** not applicable.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**  
not applicable.

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**  
not applicable.

Date: 03/20/2018

## 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:  
21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367.

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)* 03/20/2018, 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:

Reagan E Boyce rboyce@bg.law, ecf@bg.law; David Seror dseror@bg.law, ecf@bg.law  
Sam S Leslie (TR) sleslie@trusteeleslie.com, sleslie@ecf.epiqsystems.com; trustee@trusteeleslie.com  
Keith Q Nguyen keith.attorney@gmail.com, atlantislaw.ecf@gmail.com  
United States Trustee (LA) ustprejon16.la.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 03/20/2018, 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.

Honorable Vincent P. Zurzolo  
United States Bankruptcy Court  
255 East Temple Street, Suite 1560  
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.

03/20/2018  
Date

KRISTINA DOW  
Printed Name

/s/ Kristina Dow  
Signature

**2. SERVED BY UNITED STATES MAIL:**

Debtor and Defendant

Ruben Castaneda Gallegos  
19607 Vega Way  
Rowland Heights, CA 91748

Defendant and Buyer

Mark Izquierdo-Gallegos  
2308 Rainer Avenue  
Rowland Heights, CA 91748

Defendant and Buyer

Kathryn Nicole Izquierdo-Gallegos  
19607 E. Vega Way  
Rowland Heights, CA 91748