

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ERIC P. ISRAEL (State Bar No. 132426) eisrael@DanningGill.com DANIELLE R. GABAI (State Bar No. 339242) DGabai@DanningGill.com DANNING, GILL, ISRAEL & KRASNOFF, LLP 1901 Avenue of the Stars, Suite 450 Los Angeles, California 90067-6006 Telephone: (310) 277-0077 Facsimile: (310) 277-5735  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Brad D. Krasnoff, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  MARTHA LAURA RAMIREZ,    Debtor(s).	CASE NO.: 2:21-bk-18640-BR CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> May 30, 2023	<b>Time:</b> 10:00 a.m.
<b>Location:</b> United States Bankruptcy Court 255 E. Temple Street, Courtroom 1668 Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** May 16, 2023

**Description of property to be sold:**

11803 Alclad Ave, Whittier, California 90605

**Terms and conditions of sale:**

Property to be sold free and clear of liens pursuant to 11 U.S.C. § 363(f), on an "as-is" "where-is" basis without any warranties or recourse, subject to overbid and Bankruptcy Court approval.

**Proposed sale price:** \$550,00.00, subject to overbid

**Overbid procedure (if any):** Initial overbid deposit: \$16,950. Minimum overbid: \$560,000.

Minimum overbidding increments: \$10,000. Any party wishing to overbid must deliver to the Trustee:(1) a cashier's check payable to "Brad D. Krasnoff, Trustee" in an amount not less than \$16,950, and (2) a written, executed overbid in the form attached as Exhibit "2" to the Sale Motion (doc. no. 29).

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

Date: May 30, 2023

Time: 10:00 a.m.

Place: Courtroom 1668

255 E. Temple Street

Los Angeles, CA 90012

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

Danielle R. Gabai

1901 Avenue of the Stars, Suite 450,

Los Angeles,

California 90067

Tel: (310) 277-0077

Fax: (310) 277-5735

Email: dgabai@danninggill.com

Date: 5/10/23

## 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 1901 Avenue of the Stars, Suite 450, Los Angeles, CA 90067-6006.

A true and correct copy of the foregoing document entitled (*specify*): 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*) May 10, 2023 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:

Service information continued on attached page.

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

On (*date*) May 10, 2023 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.

The Honorable Barry Russell  
U.S. Bankruptcy Court  
Roybal Federal Building  
255 E. Temple Street, Suite 1660  
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.

May 10, 2023

*Date*

Vivian Servin

*Printed Name*

*/s/ Vivian Servin*

*Signature*

**ADDITIONAL SERVICE INFORMATION** (if needed):

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)**

- **Ryan Forrest** POCInquiries@bonialpc.com
- **Danielle R Gabai** dgabai@danninggill.com, dgabai@ecf.courtdrive.com
- **Eric P Israel** eisrael@DanningGill.com,  
danninggill@gmail.com;eisrael@ecf.inforuptcy.com
- **Christina J Khil** christinao@mclaw.org,  
CACD\_ECF@mclaw.org;mcecfnotices@ecf.courtdrive.com
- **Brad D Krasnoff (TR)** BDKTrustee@DanningGill.com,  
bkrasnoff@ecf.axosfs.com;DanningGill@gmail.com
- **Valerie Smith** claims@recoverycorp.com
- **Sundee M Teeple** wptmrv@4bankruptcy.com, 2934@notices.nextchapterbk.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov

**2. SERVED BY U.S. MAIL**

Juan Jose Ramos Guzman  
11803 Alclad Ave  
Whittier, CA 90605

Maria Americano Ramos  
11803 Alclad Ave  
Whittier, CA 90605

Finance of America Reverse, LLC  
8023 East 63rd Place, Suite 700  
Tulsa, OK 74133

Agent for Service of Process for  
Finance of America Reverse, LLP  
Corporation Service Company  
2710 Gateway Oaks Drive, Suite 150N  
Sacramento, CA 95833

Priscilla Blas (Buyer)  
8217 Arnett Street,  
Downey, CA 90241

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

Martha Laura Ramirez (Debtor)  
c/o Sundee M Teeple  
101 E. Lincoln Avenue, Ste. 107  
Anaheim, CA 92805

Martha Laura Ramirez (Debtor)  
16247 Sugargrove Dr.  
Whittier, CA 90604

Greg Bingham (Broker)  
Coldwell Banker Realty  
840 Newport Center Drive, #100  
Newport Beach, CA 92660

County of Los Angeles  
200 North Spring Street  
Room 395, City Hall  
Los Angeles, CA 90012

Gerry Nicks  
Keller Williams Realty Southbay  
23670 Hawthorne Blvd. Suite 100  
Torrance, CA 90505

William Friedman (Broker)  
Coldwell Banker Residential  
Brokerage  
1608 Montana Avenue  
Santa Monica, CA 90403