

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>John P. Pringle, Esq. SBN 072300 Toan B. Chung, Esq. SBN 276505 ROQUEMORE, PRINGLE & MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, CA 90040 Tel: (323) 724-3117 Fax: (323) 724-5410 tbchung@rpmlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Elissa D. Miller, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
--	---------------------------

<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>ALEJANDRO SALVADOR,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:22-bk-13947-BB CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 04/19/2023</p>	<p>Time: 10:00 am</p>
<p>Location: United States Courthouse, Courtroom 1675, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 04/05/2023

Description of property to be sold:
Single family residence located at 44223 16th Street East, Lancaster, CA 93535 (APN 3148036014)

Terms and conditions of sale: as is, where is

Proposed sale price: \$ 355,000.00

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): please see attached

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

Date: April 19, 2023
Time: 10:00 a.m.
Place: U.S. Bankruptcy Court
Courtroom 1539
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
13551 Rye St #1
Sherman Oaks, CA 91423
(818) 516-3779
janneimanbroker@gmail.com

Date: 03/29/2023

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

OVERBID PROCEDURES

1
2 In order to participate in any overbidding at the time of the hearing, any bidder must
3 deposit \$10,800.00 (the "Bid Deposit") by 5:00 p.m. on April 18, 2023 (the day before the Sale
4 Hearing) together with evidence of ability to close on the same terms as set forth herein. The Bid
5 Deposit must be made by (1) wire or (2) cashier's or bank check payable to the Trustee. The
6 initial overbid will be \$5,000.00 over the original purchase price or \$360,000.00. All subsequent
7 overbids will be in increments of not less than \$2,500.00. The Bankruptcy Court will approve the
8 sale to the highest bidder and to a back-up bidder at the time of the hearing (if there are any). In
9 the event that the sale to the highest bidder fails for any reason, then the Trustee may (at her
10 option) sell the Real Property to the highest back-up bidder. Any deposit with the Trustee will be
11 forfeited in the event the successful buyer's failure to close escrow. Transfer of the Real Property
12 shall be by Quitclaim Deed.
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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:

6055 E. Washington Blvd., Suite 500, Los Angeles, CA 90040

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*) **March 29, 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:

- **Toan B Chung** tbchung@rpmlaw.com, toan.b.chung@gmail.com;bankpara@rpmlaw.com;brenfro@rpmlaw.com
- **Miguel Duarte** mduarte828@gmail.com
- **David B Lally** davidlallylaw@gmail.com
- **Elissa Miller (TR)** CA71@ecfbis.com, MillerTrustee@gmlaw.com;C124@ecfbis.com;cheryl.caldwell@gmlaw.com;cheryl.caldwell@ecf.courtdrive.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **March 29, 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.

Judge Not Served Pursuant to GO 21-05

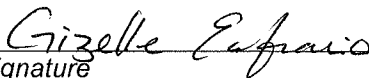
Service information continued on attached page

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.

March 29, 2023 GIZELLE EUFRACIO
Date Printed Name


Signature

Label Matrix for local noticing
0973-2
Case 2:22-bk-13947-BB
Central District of California
Los Angeles
Wed Mar 29 10:40:47 PDT 2023

Amex/Bankruptcy
Correspondence/Bankruptcy
Po Box 981540
El Paso, TX 79998-1540

Cbna
Attn: Centralized Bankruptcy
Po Box 790034
St. Louis, MO 63179-0034

Citibank
Attn: Bankruptcy
P.O. Box 790034
St Louis, MO 63179-0034

Comenitycapital/dntlal
Attn: Bankruptcy
Po Box 182125
Columbus, OH 43218-2125

(p)JEFFERSON CAPITAL SYSTEMS LLC
PO BOX 7999
SAINT CLOUD MN 56302-7999

Syncb/Care Credit
Attn: Bankruptcy
P.O. Box 965060
Orlando, FL 32896-5060

Synchrony Bank/JCPenney
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Synchrony Bank/TJX
Attn: Bankruptcy Dept
Po Box 965064
Orlando, FL 32896-5064

David B Lally
Law Office of David B. Lally
P.O. Box 355
12997
Wilmington, NY 12997-0355

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

Bank of America
Attn: Bankruptcy
4909 Savarese Circle
Tampa, FL 33634-2413

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

Citibank/Sears
Attn: Bankruptcy
Po Box 790034
St Louis, MO 63179-0034

Curacao
1605 West Olympic Boulevard
Suite 700
Los Angeles, CA 90015-3832

(p)DSNB MACY S
CITIBANK
1000 TECHNOLOGY DRIVE MS 777
O FALLON MO 63368-2222

Synchrony Bank
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk VA 23541-1021

Synchrony Bank/Lowes
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

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

Elissa Miller (TR)
~~Greenspoon Marder, LLP~~
~~333 South Grand Avenue, Suite 3400~~
~~Los Angeles, CA 90071-1538~~

Amex
Correspondence/Bankruptcy
Po Box 981540
El Paso, TX 79998-1540

Bank of America, N.A.
PO Box 673033
Dallas, TX 75267-3033

Citi/Sears
Citibank/Centralized Bankruptcy
Po Box 790034
St Louis, MO 63179-0034

Citibank/The Home Depot
Po Box 790034
St Louis, MO 63179-0034

Francisco Elian Garcia-Lopez
6055 East Washington Blvd., Ste 500
Los Angeles, CA 90040-2426

~~Roquemore, Pringle & Moore INC.~~
~~6055 East Washington Blvd., Ste 500~~
~~Los Angeles, CA 90040-2466~~

Synchrony Bank/Care Credit
Attn: Bankruptcy Dept
Po Box 965064
Orlando, FL 32896-5064

Synchrony Bank/Sams Club
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Alejandro Salvador
44222 16th Street East
Lancaster, CA 93535-6740

Miguel Duarte
The Law Office of Miguel Duarte
10829 Downey Ave.
Downey, CA 90241-3706

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).

Chase Card Services
Attn: Bankruptcy
P.O. 15298
Wilmington, DE 19850

(d)Chase Mortgage
700 Kansas Ln
Monroe, LA 71203

Jefferson Capital Systems LLC
Po Box 7999
Saint Cloud MN 56302-9617

Macys/fdsb
Attn: Bankruptcy
9111 Duke Boulevard
Mason, OH 45040

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

(u)Menchaca & Company LLP

(u)Neiman Realty

(u)Roquemore Pringle & Moore Inc

End of Label Matrix	
Mailable recipients	29
Bypassed recipients	3
Total	32