

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (State Bar No. 155531) tjy@lnbyg.com MICHAEL G. D'ALBA (State Bar No. 264403) mgd@lnbyg.com LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: NOE SANDY PORTOBANCO and ELENA MIRNA PORTOBANCO, Debtor(s).	CASE NO.: 2:23-bk-15707-VZ CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/08/2024	Time: 11:00 am
Location: Courtroom 1368, 255 E. Temple St., Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 09/24/2024

Description of property to be sold:
 Coin operated laundromat known as the Portobanco Laundry, located at 1213 Venice Boulevard, Los Angeles, California 90006

Terms and conditions of sale: Price is \$85,000, subject to overbid; Condition of Laundromat--the business is sold as is Broker's Commission is 10% of Purchase Price, or \$8,500; Laundromat is proposed to be sold free and clear of lien of equip. lender, and Debtors' exemption; Landlord is proposed to be paid outstanding rent of \$5,000 from escrow; Landlord is willing to lease site to prevailing bidder for gross monthly rent of \$2,800.

Proposed sale price: \$ 85,000.00

Overbid procedure (if any): anyone wanting to overbid must attend or be represented by an authorized individual; min. overbid is \$90,000, w/ additional bids in \$1,000 increments; deposit \$5,000 cashier's check to "Wesley Avery, Chapter 7 Trustee," prove ability to close; no contingencies; deposit forfeited if unable to close; Trustee can sell to next highest

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

October 8, 2024 at 11:00 a.m.
United States Bankruptcy Court, Central District of California, Los Angeles Division
Courtroom 1368
255 E. Temple St.
Los Angeles, CA 90012

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

MICHAEL G. D'ALBA (State Bar No. 264403)
mgd@lnbyg.com
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.
2818 La Cienega Avenue
Los Angeles, California 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244

Date: 09/17/2024

PROOF OF SERVICE OF DOCUMENT

1 I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business
2 address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

3 A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY**
4 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:

5 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to
6 controlling General Orders and LBR, the foregoing document will be served by the court via NEF and
7 hyperlink to the document. On **September 17, 2024**, I checked the CM/ECF docket for this bankruptcy
8 case or adversary proceeding and determined that the following persons are on the Electronic Mail
9 Notice List to receive NEF transmission at the email addresses stated below:

- 10 • **Wesley H Avery (TR)** wes@averytrustee.com,
11 C117@ecfcbis.com;lucy@averytrustee.com;lupe@averytrustee.com
- 12 • **Michael G D'Alba** mgd@lnbyg.com
- 13 • **Sheryl K Ith** sith@cookseylaw.com
- 14 • **Tracy Neal-Lopez** tracy@neallopezlawgroup.com
- 15 • **Renee M Parker** renee.parker@mtglawfirm.com,
16 bknotice@earthlink.net;ecf@mtglawfirm.com
- 17 • **Dana M Perlman** dperlman@perlmanlaw.com, melissa@perlmanlaw.com
- 18 • **Michael R Totaro** Ocbkatty@aol.com
- 19 • **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- 20 • **Timothy J Yoo** tjy@lnbyb.com

21 **2. SERVED BY UNITED STATES MAIL:** On **September 17, 2024**, I served the following persons
22 and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a
23 true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid,
24 and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be
25 completed no later than 24 hours after the document is filed.

26 Debtors

27 Noe Sandy Portobanco
28 Elena Mirna Portobanco
1120 S Stoneman Ave
Alhambra, CA 91801

Honorable Vincent P. Zurzolo
United States Bankruptcy Court
255 E. Temple Street, Suite 1360 / Courtroom 1368
Los Angeles, CA 90012

29 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
30 **EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
31 on **September 17, 2024**, I served the following persons and/or entities by personal delivery, overnight
32 mail service, or (for those who consented in writing to such service method), by facsimile transmission
33 and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or
34 overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

35 Service information continued on attached page

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

38 <u>September 17, 2024</u>	<u>Lourdes Cruz</u>	<u>/s/ Lourdes Cruz</u>
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>