

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michelle A. Marchisotto, SBN 181906 ROQUEMORE, PRINGLE & MOORE, INC. 13300 Crossroads Parkway North Suite 185 City of Industry, CA 91746 Tel. No. (323) 724-3117 Fax No. (323) 724-5410 mmarchisotto@rpmlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John P. Pringle, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: JOSE JESUS HERNANDEZ SANDOVAL, Debtor(s).	CASE NO.: 2:24-bk-12136-BR CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 02/11/2025	Time: 10:00 am
Location: 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 01/29/2025

Description of property to be sold:
 Real Property located at 1083 Milwaukee Avenue, Los Angeles, CA 90042 (the "Real Property")

Terms and conditions of sale:
 Real Property is being sold "as is" without any warranties, whatsoever.
 Although the current outstanding balance owed to the Los Angeles Department of Building and Safety will be paid at close of escrow, the Buyer takes Real Property Subject to Liens and Notice of Substandard Condition related with the Los Angeles Department of Building and Safety.

Proposed sale price: \$ 620,000.00

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): Bidder must be qualified and must notify Trustee's counsel and make a deposit of \$18,600.00 by cashier's or bank check payable to the Trustee & tender to the Trustee's counsel at least one week before the sale hearing along with a pre-approved loan letter. All overbids must be in increments of no less than \$1,000.00.

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

Date: February 11, 2025

Time: 10:00 a.m.

Location:

255 E. Temple Street, Courtroom 1668

Los Angeles, CA 90012

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

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Date: 01/08/2025