

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Peter J. Mastan, Trustee peter.mastan@dinsmore.com 550 S. Hope St., Suite 1765 Los Angeles, CA 90071 Telephone: (213) 335-7739</p> <p>Ch. 7 Trustee of the Bankruptcy Estate of Ruben Torres Torres</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p style="text-align: center;">RUBEN TORRES TORRES</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:24-bk-14836-BB CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 04/02/2025</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> 255 East Temple St., Crtrm 1539, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 03/19/2025

**Description of property to be sold:**  
2020 Kia Soul

**Terms and conditions of sale:**  
"AS IS" and "WHERE IS" basis, subject to all existing encumbrances, liens, claims and restrictions thereon, if any. See concurrently filed motion for lien information.

**Proposed sale price:** \$ 11,500.00

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):**

Initial bid must be at least \$12,500 (the amount being paid by Debtor (\$4,000) plus Debtor's claimed exemption in the 2020 Kia Soul (\$7,500) plus \$1,000). Subsequent bids must be at least \$500 higher than the initial bid.

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

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

Peter J. Mastan, Trustee  
550 S. Hope St., Suite 1765  
Los Angeles, CA 90071  
Telephone: (213) 335-7739  
travis.terry@dinsmore.com

Date: 02/13/2025

1 Peter J. Mastan, Trustee  
*peter.mastan@dinsmore.com*  
2 550 S. Hope St., Suite 1765  
Los Angeles, California 90071  
3 Telephone: 213-335-7737

4 Chapter 7 Trustee of the Bankruptcy Estate  
of Ruben Torres Torres  
5  
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8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **LOS ANGELES DIVISION**

11 In re:

12  
13 RUBEN TORRES TORRES,

14 Debtor(s).  
15  
16  
17  
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Case No. 2:24-bk-14836-BB

Chapter 7

**NOTICE OF HEARING ON MOTION  
TO APPROVE ASSIGNMENT  
AGREEMENT BETWEEN THE  
TRUSTEE AND THE DEBTOR FOR  
THE TRUSTEE'S CONVEYANCE OF  
THE ESTATE'S INTEREST IN  
2020 KIA SOUL**

Date: April 2, 2025

Time: 10:00 a.m.

Ctrm: Courtroom 1539

255 E. Temple Street

Los Angeles, CA 90012

Judge: Hon. Sheri Bluebond

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1 **TO THE HONORABLE SHERI BLUEBOND, UNITED STATES BANKRUPTCY JUDGE,**  
2 **THE DEBTOR, THE OFFICE OF THE UNITED STATES TRUSTEE, ALL SCHEDULED**  
3 **CREDITORS OF THE ESTATE, ALL OTHER INTERESTED PARTIES; AND THEIR**  
4 **RESPECTIVE COUNSEL OF RECORD, IF ANY:**

5 **NOTICE IS HEREBY GIVEN** that, on April 2, 2025, on the 10:00 a.m. calendar, in  
6 Courtroom 1639 of the United States Bankruptcy Court located at 255 E. Temple Street, Los  
7 Angeles, California 90012, the Honorable Sheri Bluebond, United States Bankruptcy Judge, will  
8 conduct a hearing on the “Motion To Approve Assignment Agreement between the Trustee and  
9 the Debtor for the Trustee’s Conveyance of the Estate’s Interest in 2020 Kia Soul” (the “Motion”)  
10 filed by Peter J. Mastan, Chapter 7 trustee (the “Trustee”) of the bankruptcy estate (the “Estate”)  
11 of Ruben Torres Torres (the “Debtor”). Through the Motion, the Trustee seeks an order that does  
12 each of the following:

13 (1) Approves the Assignment Agreement (the “Agreement”) attached as **Exhibit 1** to  
14 the Motion.

15 (2) Authorizes the Trustee to make the assignment of the Estate’s interest in the vehicle  
16 described as 2020 Kia Soul (VIN KNDJ23AU9L7089399) (the “Vehicle”) and determines that the  
17 assignment is made on an “AS IS” and “WHERE IS” basis, subject to all existing encumbrances,  
18 liens, claims and restrictions thereon, if any.

19 (3) Determines that the Agreement was made in good faith in an arm’s-length  
20 transaction and that the assignee of the Estate’s interest in the Vehicle (whether the Debtor or a  
21 successful overbidder) is acting in good faith within the meaning of 11 U.S.C. § 363(m).

22 (4) Determines that adequate notice of the Motion was given.

23 (5) Authorizes the Trustee to perform the terms of the Agreement and to sign all such  
24 documents that are reasonably necessary to perform the Trustee’s obligations under the  
25 Agreement.

26 (6) Reserves Bankruptcy Court jurisdiction to enforce the Agreement.

27 (7) Approves the following overbid procedure:

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1           **(a)** any initial overbid for an assignment of the Estate’s interest in the Vehicle  
2 must be in an amount at least \$1,000 greater than the amount to be paid by the Debtor under the  
3 Agreement (i.e., in an amount not less than \$5,000.00 plus the amount of the Debtor’s \$7,500  
4 exemption in the Vehicle for a total of \$12,500);

5           **(b)** in the event that the Trustee receives multiple overbids, any subsequent  
6 overbids must be made in Court at the time of the hearing on the Motion and must be made in  
7 minimum increments of \$500;

8           **(c)** any overbid must be accompanied by a certified or cashier’s check in the  
9 full amount of that bid and the successful overbidder must pay to the Trustee by certified or  
10 cashier’s check the full purchase price at the time of the hearing on the Motion;

11           **(d)** any sale at overbid will be all cash “AS IS,” “WHERE IS,” subject to all  
12 claims, liens, encumbrances, and other interests, with all faults and without any representation or  
13 warranty whatsoever, whether express or implied, including without limitation, without warranty  
14 as to functionality, merchantability, or fitness for a particular purpose;

15           **(e)** the Trustee may exercise his discretion to reject a particular overbid that is  
16 not both higher and better (based upon all of the circumstances) than the Debtor’s offer or the  
17 offer of other overbidders; and

18           **(f)** any person making an overbid for the Vehicle shall be deemed to have  
19 made, on his/her/their own account, each of the representations made by the Debtor to the Trustee  
20 as set forth in Paragraph 5 of the Agreement.

21           **(8)** Authorizes the Trustee to close the proposed assignment of the Estate’s interest in  
22 the Vehicle to the Debtor (or the successful overbidder) unless an appeal of the order authorizing  
23 that sale is timely filed and a stay pending appeal is entered.

24           **(9)** Waives the 14-day stay of orders for the disposition of Estate property set forth in  
25 Fed.R.Bankr.P. 6004(h).

26           **NOTICE IS FURTHER GIVEN** that the Motion is made pursuant to 11 U.S.C.  
27 §§ 363(b) and 363(m), Federal Rules of Bankruptcy Procedure 2002 and 6004, and  
28 Local Bankruptcy Rules 6004-1 and 9013-1 on the grounds that the proposed assignment is in the

1 best interest of the Estate in that it will maximize the value to unsecured creditors of the Estate's  
2 interest in the Vehicle.

3 **NOTICE IS FURTHER GIVEN** that the Motion is based on (a) this Notice of Hearing;  
4 (b) the concurrently filed Notice of Motion and Motion, Memorandum of Points and Authorities,  
5 Declaration of Peter J. Mastan, and Exhibits; (c) the pleadings on file with the Court of which the  
6 Court is requested to take judicial notice; and (d) such further evidence that may be properly  
7 submitted prior to or at any hearing on the Motion. At your own expense, you may obtain a  
8 complete copy of the Motion, including Memorandum of Points and Authorities, declarations, and  
9 exhibits, from the Court's file. Alternatively, you may obtain a complete, electronic copy of the  
10 Motion by providing your email address to Travis Terry (email: travis.terry@dinsmore.com; tel.  
11 (213) 335-7739).

12 **NOTICE IS FURTHER GIVEN** that, pursuant to Local Bankruptcy Rule 9013-1(f), any  
13 opposition to the Motion must be in writing; must be filed with the Court and served upon the  
14 Trustee, the Office of the United States Trustee, and the Debtor at the addresses set forth below  
15 not later than 14 days before the hearing on the Motion; and must include a complete written  
16 statement of all reasons in opposition thereto or in support or joinder thereof, declarations and  
17 copies of all photographs and documentary evidence on which the responding party intends to  
18 rely, and any responding memorandum of points and authorities:

19 **For Filing With the Court**

20 Clerk's Office  
21 United States Bankruptcy Court  
255 E. Temple Street, Room 940  
Los Angeles, California 90012

22 **For Service on Judge Bluebond**

23 Hon. Sheri Bluebond  
24 United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal  
Building and Courthouse  
25 255 E. Temple Street, Suite 1534  
26 Los Angeles, CA 90012

27 **For Service on the Trustee**

28 Peter J. Mastan, Trustee  
550 South Hope Street, Suite 1765  
Los Angeles, California 90071-2627

**For Service on Office of U.S. Trustee**

Office of the U.S. Trustee  
915 Wilshire Blvd., Suite 1850  
Los Angeles, CA 90017

**For Service on the Debtor**

Lauren Foley, Esq.  
Cero Balance, Inc.  
2780 Skypark Drive, Ste 228  
Torrance, CA 90505

and

Ruben Torres Torres  
809 W. Mission Rd.  
Alhambra, CA 91801

1           **NOTICE IS FURTHER GIVEN** that ZoomGov connection information for each hearing  
2 is provided on Judge Bluebond's publicly-posted hearing calendar, which may be viewed online  
3 at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=BB> (Use the tab on the far left to select  
4 Judge Bluebond.)

5           **NOTICE IS FURTHER GIVEN** that unless otherwise ordered by Judge Bluebond in a  
6 particular case or proceeding, parties, their attorneys, witnesses and interpreters may attend  
7 hearings in all matters pending before Judge Bluebond either in person (in Courtroom 1539) or by  
8 Zoomgov video or Zoomgov audio. Members of the public and the media, however, may only  
9 connect to the Zoom audio feed by telephone. Access to the video feed by such persons is  
10 prohibited. Further, even audio access to members of the public and the media is prohibited for  
11 trials, evidentiary hearings and all matters in which there is live witness testimony. In such  
12 instances, members of the public and the media remain free to observe such proceedings in person  
13 in courtroom 1539.

14           **NOTICE IS FURTHER GIVEN** that a ZoomGov account is not necessary for remote  
15 access, and no pre-registration is required. Remote access through ZoomGov is free of charge.  
16 The audio portion of each hearing will be recorded electronically by the Court and constitute its  
17 official record.

18           **NOTICE IS FURTHER GIVEN** that all persons (other than authorized court staff) are  
19 strictly prohibited from making any audio or video recording of Court proceedings, by any means.  
20 Violation of this prohibition may result in the imposition of monetary and non-monetary  
21 sanctions.

22           **NOTICE IS FURTHER GIVEN** that remote access is a privilege. Judge Bluebond  
23 reserves the right to suspend or discontinue any party's remote access privileges in her discretion.  
24 Further, although Judge Bluebond is pleased to make this accommodation available, any party or  
25 counsel that elects to appear remotely bears the risk of malfunction or disconnection from the  
26 hearing.

27           **NOTICE IS FURTHER GIVEN** that if you wish to appear remotely, a written list of the  
28 matter(s) on which you will be making a telephonic or ZoomGov video appearance should be

1 provided to the Court via email to Chambers\_SBluebond@cacb.uscourts.gov not later than 3 p.m.  
2 on the day prior to the hearing and must contain (i) the date, time and calendar number(s) of the  
3 hearing(s) in the subject line of the email and (ii) all of the following information within the body  
4 of the email:

- 5           1.       The name of the case and the bankruptcy case number (and adversary  
6           number, if applicable);
- 7           2.       the date and time of the hearing;
- 8           3.       the calendar number assigned to the matter (or, if a calendar number has not  
9           yet been assigned, then a statement so stating);
- 10          4.       who the party appearing by telephone or video represents; and contact  
11          information, including email address and telephone number.

12           **NOTICE IS FURTHER GIVEN** that, pursuant to Local Bankruptcy Rule 9013-1(h),  
13 failure to timely file and serve an objection may be deemed by the Court to be consent to granting  
14 the Motion.

15 DATED: February 13, 2025

Respectfully submitted,

CHAPTER 7 TRUSTEE

By: /s/ Peter J. Mastan

Peter J. Mastan

Chapter 7 Trustee of the Bankruptcy  
Estate of Ruben Torres Torres



**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: 550 S. Hope Street, Suite 1765, Los Angeles, CA 90071

A true and correct copy of the foregoing document described as: **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 indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)** - Pursuant to controlling General Order(S) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On **February 13, 2025**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addresses indicated below:

- **Lauren M Foley** lauren@cerobalance.com, jenny@cerobalance.com; foley.laurenr113585@notify.bestcase.com
- **Peter J Mastan (TR)** pmastan@iq7technology.com; travis.terry@dinsmore.com; ecf.alert+Mastan@titlexi.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov

\_\_\_\_\_ Service information continued on attached page

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served): On **February 13, 2025** I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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.

**DEBTOR(S)**

Ruben Torres Torres  
809 W. Mission Rd  
Alhambra, CA 91801-3664

\_\_\_\_\_ Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **February 13, 2025** I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

**February 13, 2025**      **TRAVIS MICHAEL TERRY**  
Date                      Type name

/s/ Travis Michael Terry  
Signature