

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LAILA RAIS fka MASUD, #311731 lmasud@marshackhays.com BRADFORD N. BARNHARDT, #328705 bbarnhardt@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: DAVID K. GOTTLIEB	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: JOSE ADONAI GONZALEZ RIVAS, AND ELSY R BENITEZ, Debtor(s).	CASE NO.: 1:24-bk-11496-VK CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 03/12/2025	Time: 1:30 pm
Location: Courtroom 301 located at 21041 Burbank Boulevard, Woodland Hills CA 91367	

Type of Sale: Public Private **Last date to file objections:** 02/26/2025

Description of property to be sold:
 Estate's interest in the equity in Debtors' real property located at 4023 Swinden Dr., Houston, TX 77066

Terms and conditions of sale:
 The proposed sale is as-is, as more specifically provided in the Agreement attached to the Motion. See Motion for further details.

Proposed sale price: \$ 45,000.00

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):

There are no overbid procedures, although the Agreement is subject to overbid, and parties are encouraged to contact the Trustee to submit a bid.

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

N/a

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

LAILA RAIS fka MASUD
lmasud@marshackhays.com
BRADFORD N. BARNHARDT
bbarnhardt@marshackhays.com
Telephone: (949) 333-7777

Date: 02/19/2025

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:

A true and correct copy of the foregoing document entitled: **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)* 02/19/2025, 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)* _____, 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.

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.

02/19/2025
Date

CHANEL MENDOZA
Printed Name

/s/ Chanel Mendoza
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): CONTINUED:

- **CHAPTER 7 TRUSTEE:** David Keith Gottlieb (TR) dkgtrustee@dkgallc.com, dgottlieb@iq7technology.com, rjohnson@dkgallc.com, akuras@dkgallc.com; ecf.alert+Gottlieb@titlexi.com
- **ATTORNEY FOR DEBTOR JOSE ADONAI GONZALEZ RIVAS and JOINT DEBTOR ELSY R BENITEZ:** David S Hagen davidhagenlaw@gmail.com, LawOfficesofDavidSHagenCA1@jubileebk.net
- **ATTORNEY FOR CHAPTER 7 TRUSTEE DAVID KEITH GOTTLIEB:** Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; lbuchanan@marshackhays.com; alinares@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR ALLY BANK C/O AIS PORTFOLIO SERVICES, LLC:** Amitkumar Sharma amit.sharma@aisinfo.com
- **U.S. TRUSTEE:** United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov