

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>DAVID SEROR - Bar No. 67488 MICHAEL W. DAVIS - Bar No. 274126 EZRA BRUTZKUS GUBNER LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: dseror@ebg-law.com mdavis@ebg-law.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7, John J. Menchaca</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: RONALD MCDANIEL SMITH,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:10-bk-29684-SK CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/28/2013</p>	<p>Time: 9:00 am</p>
<p>Location: Courtroom 1582, United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 08/14/2013

Description of property to be sold:
1485 Springvale Street, Pomona, California 91766

Terms and conditions of sale:
Property will be sold free and clear of all liens, interests and encumbrances, with such liens, interests, and encumbrances to attach to the proceeds of the sale

Proposed sale price: \$277,500.00

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

With regard to bidding procedures for the Sale, the Trustee has requested that the Court adopt the following procedure: (a) that the Court require all overbidders to appear at the hearing on the Motion, and that at the time of the hearing, any overbidders must present the Trustee with a cashier's check in the amount of \$10,000.00 payable to "John Menchaca, Chapter 7 Trustee for the Estate of Ronald McDaniel Smith" in order to qualify to participate in the overbidding on the Property; (b) that all parties wishing to bid must submit to the Trustee proof of ability to close escrow unconditionally and no later than fifteen (15) days after entry of the Order approving the Sale to the highest bidder (the "Highest Bidder"), such proof to be deemed acceptable or unacceptable by the Trustee in his sole and absolute discretion, subject to approval by the Court; (c) that the first overbid be in the amount of \$282,500.00, and any subsequent overbid be in \$5,000 increments; (d) that if the overbidder is the successful purchaser at the hearing, such overbidder shall remit the remainder bid amount to the Trustee within five (5) business days of an entry of an Order approving the sale; and (e) that an overbidder who fails to remit the remainder of the bid amount to the Trustee within five (5) days of entry of the Order approving the sale, or fails to close the escrow within fifteen (15) days of the entry of any Order approving the Sale, shall forfeit their deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property.

Overbid procedure (if any):

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

Date: August 28, 2013
Time: 9:00 a.m.
Place: Courtroom 1582
United States Bankruptcy Court
255 E. Temple Street,
Los Angeles, CA 90012

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

David Seror and Michael Davis
EZRA BRUTZKUS GUBNER LLP
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Telephone: (818) 827-9000
Facsimile: (818) 827-9099
Email: mdavis@ebg-law.com; dseror@ebg-law.com

Date: 07/25/2013

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:
21650 Oxnard Street, Suite 500, Woodland Hills, California 91367

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*) **July 25, 2013**, 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:

Emmanuel P Castro ecfiling@yahoo.com
Mehrdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@mccarthyholthus.com
John J Menchaca (TR) jmenchaca@menchacacpa.com, ca87@ecfcbis.com; igaeta@menchacacpa.com
David Seror dseror@ebg-law.com, ecf@ebg-law.com
Balpreet Thiara ecfcacb@piteduncan.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **July 25, 2013**, 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.

Honorable Sandra R. Klein
United States Bankruptcy Court
255 E. Temple Street, Suite 1582
Los Angeles, CA 90012

Jan Neiman
Neiman Realty
14205 Collins Street
Van Nuys, CA 91403

Assignee of Beneficial Interest of Trust
Deed
CitiMortgage, Inc.
Po Box 30509
Tampa, FL 33631

Assignee of Beneficial Interest of Trust
Deed
CitiMortgage, Inc.
c/o CT Corporation System
818 W. Seventh Street
Los Angeles, CA 90017

The 1485 Springvale Trust
c/o Jeffrey Weiss
12188 Central Avenue, #114
Chino, CA 91710

Buyers
Dale W. Rehfeld
Nancy L. Rehfeld
c/o Dilbeck Real Estate
115 E. Foothill Blvd., Suite 100
Glendora, CA 91741

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.

July 25, 2013
Date

JESSICA ROEL
Printed Name

/s/ Jessica Roel
Signature

2. SERVED BY UNITED STATES MAIL:

Creditors:

Candica LLC
c/o Weinstein & Riley, P.S.
2001 Western Ave., Ste. 400
Seattle, WA 98121

CitiMortgage, Inc., its assignees
and/or successors
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Ervin Cohen & Jessup LLP
9401 Wilshire Bd. 9th Floor
Beverly Hills, CA 90212-6333

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Los Angeles City Clerk
P.O. Box 53200
Los Angeles, CA 90053-0200

Midland Funding, LLC by American
InfoSource LP
P.O. Box 248897
Oklahoma City, OK 73124-8897

Wells Fargo Bank, N.A., also known as
Wachovia Mortgage,
Pite Duncan LLP
4375 Jutland Drive, Suite 200
P.O. Box 17933
San Diego, CA 92177-0933

Los Angeles Division
255 East Temple Street
Los Angeles, CA 90012

CitiMortgage Inc.
P.O. BOX 6941
The Lakes, NV 88901-6006

American Capital
42145 Lyndie Ln
Temecula, CA 92591

Bank of America
c/o Sunrise Credit Services Llc
P.O. Box 9100
Farmingdale NY 11737-9100

Bank Of America
P.O. Box 301200
Los Angeles, CA 90030-1200

Bank of America
P.O. Box 851001
Dallas, TX 75285-1001

California Business
1711 S Mountain Avenue
Monrovia, CA 91016

Capital One
c/o Capital One SrvcS Llc
6125 Lakeview Road, Ste 800
Charlotte, NC 28269

Citi Mortgage
P.O. Box 6006
The Lakes, NV 88901

Candica LLC
c/o Weinstein & Riley, P.S.
2001 Western Ave., Ste. 400
Seattle, WA 98121

Candica, L.L.C.
c/o Weinstein & Riley, P.S.
2001 Western Ave., Ste. 400
Seattle, WA 98121

Capital One Bank (USA), N.A.
by American Info-source LP as Agent
P.O. Box 71083
Charlotte, NC 28272-1083

~~Discover~~ (Returned)
~~P.O. Box 30395~~
~~Salt Lake City, UT 84130-0395~~

Discover Bank / DFS Services LLC
P.O. Box 3025
New Albany, OH 43054

Franchise Tax Board Bankruptcy
Section - MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Franchise Tax Board
P.O. Box 942867
Sacramento, CA 94267

Fia Card Services, NA As Successor
In Interest to Bank of America NA
and Mbna America Bank
1000 Samoset Drive
DE5-023-03-03
Newark, DE 19713

Golden State Credit Services
280 N Benson Ave 6
Upland, CA 91786

Juanita Guillory
1337 S Lemon Ave
Walnut, CA 91789

LA Police Fed Credit Union
P.O. Box 31279
Tampa, FL 33631-3279

Midland Credit Management, Inc.
8875 Aero Drive, Suite 200
San Diego, CA 92123

Midland Funding, LLC by American
Info-Source LP
P.O. Box 248897
Oklahoma City, OK 73124-8897

Occidental Mortgage Corporation
17320 Red Hill Ave #250
Irvine, CA 92614

Phyllis Bozart
P.O. Box 1312
Artesia, CA 90702

So Cal Edison Company
2131 Walnut Grove Ave
Rosemead, CA 91770

So Cal Edison Company
Attn: Credit and Payment Services
300 N Lone Hill Ave
San Dimas CA 91773

The 1485 Springvale Trust
c/o Jeffrey Weiss
12188 Central Ave 114
Chino, CA 91710

Ronald McDaniel Smith
720 E. 107th St.
Los Angeles, CA 90002

Verizon Wireless
10734 International Drive
Rancho Cordova, CA 95670

Wachovia Mortgage
P.O. Box 659558
San Antonio, TX 78265-9558

Wells Fargo Bank, N.A., also known
as Wachovia Mortgage
4375 Jutland Drive, Suite 200
P.O. Box 17933
San Diego, CA 92177-0933

Roman P. Mosqueda
Law Offices of Roman P Mosqueda
3055 Wilshire Blvd Suite 425
Los Angeles, CA 90010

Menchaca & Company LLP
835 Wilshire Blvd Suite 300
Los Angeles, CA 90017-2655
VIA NEF

Internal Revenue Service
Centralized Insolvency Operations
Po Box 7346
Philadelphia PA 19101-7346