

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Wesley H. Avery CLS-B Law Offices of Wesley H. Avery, APC 6055 E. Washington Blvd., # 500 Los Angeles, CA 90040 (661) 618-7376 (T) (661) 430-546 (F) 155724 wavery@thebankruptcylawcenter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry Simons, Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - Riverside Division

In re: Manuel A. Badiola, Jr., an individual SSN # xxx-xx-1132 Debtor(s).	CASE NO.: 6:13-bk-20646-MJ CHAPTER: 7
<p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: July 22, 2014	Time: 10:00 a.m.
Location: Courtroom 301, US Bankruptcy Court, 3420 Twelfth Street, Riverside CA 92501	

Type of Sale: Public Private **Last date to file objections:** July 8, 2014

Description of property to be sold: 4911 Benito Street, Montclair, CA 91763 (the "Property"), on an as is, where is, basis, without warrany either express or implied.

Terms and conditions of sale: All cash within 30 days of the entry of the sale order. The bid deposit of \$70,000 is non-refundable if the overbidder is confirmed by the Bankruptcy Court as the purchaser.

Proposed sale price: \$50,000 subject to existing liens.

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): The initial overbid shall be \$20,000 more than the \$50,000 bid, and subsequent overbids shall be in increments of
\$2,000.00. The Sale to an overbidder shall close within thirty (30) days of the entry of the Order approving the Motion. The Motion further requests that any
overbidder tender a bid deposit of \$70,000.00 in the form of certified funds to the Trustee at least five (5) business days before the Sale Hearing.

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

July 22, 2014 at 10:00 a.m. at Courtroom 301, US Bankruptcy
Court, 3420 Twelfth Street, Riverside CA 92501.

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

Wesley H. Avery, Esq.. Same contact information as first page of
this notice.

Date: 7/1/14

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

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:
6055 E. Washington Blvd., Suite 500
Los Angeles, CA 90040

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*) 7/1/2014, 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:

Wesley H Avery wamiracle6@yahoo.com
Tony Dixon jjoe@dyckoneal.com, tdixon@dyckoneal.com
Larry D Simons (TR) larry@lsimonslaw.com, c119@ecfcbis.com
Jeffrey B Smith jsmith@cgsattys.com, vphillips@cgsattys.com
Jeffrey L Sumpter jsumpter@epiqtrustee.com, jsumpter@cbiz.com
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
Reed S Waddell rwaddell@frandzel.com, efiling@frandzel.com;sking@frandzel.com
Craig A Welin cwelin@frandzel.com, efiling@frandzel.com;bwilson@frandzel.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 7/1/2014, 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 Meredith A. Jury, US Bankruptcy Court, 3420 Twelfth Street, Suite 325, Riverside, CA 92501

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.

7/1/2014
Date

Jennifer Phan
Printed Name

/s/Jennifer Phan
Signature

Manuel A. Badiola Jr
10431 Almond Stret
Rancho Cucamonga, CA 91737

Jan Neiman
Neiman Realty
14205 Collins Street
Sherman Oaks, CA 91401

Arrowhead Credit Union
PO Box 735
San Bernardino, CA 92402

Bank of America Mortgage
PO Box 5170
Simi Valley, CA 93062

Chase
PO Box 901076
TX1-0056
Forth Worth, TX 76101

City of Fontana
17005 Upland Ave
Fontana, CA 92335

Curd Galindo and Smith LLP
301 E Ocean Blvd Suite 1700
Long Beach, CA 90802

David W Brody
1350 Columbia St Ste 403
San Diego, CA 92101

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101

Mor Financial
700 South Flower Street, Suite 2410
Los Angeles, CA 90017

Pacific Western Bank
401 W A St 200
San Diego, CA 92101

Palm Desert National Bank
73-745 El Paseo Drive
Palm Desert, CA 92260

Right Iron Industries
c/o Robert Mccoy
204 N. San Antonio Ave
Ontario, CA 91762

Small Business Finance
2448 Historic Decatur Road Ste 200
San Diego, CA 92106

Starwood
PO Box 105181
Atlanta, GA 30348

Thomas J. Durant Dr
Plaza Fabrics LLC
645 Giano Ave
City of Industry, CA 91714