

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address William M. Burd -- Bar No. 90801 Karen Sue Naylor -- Bar No. 144273 BURD & NAYLOR 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email wmburd@burd-naylor.com Email knaylor@burd-naylor.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Arturo Cisneros	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: ARMANDO LARA and RITA LARA Debtor(s).	CASE NO.: 6:10-bk-27581 MJ CHAPTER: 7 <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 07/09/2013	Time: 11:00 am
Location: U.S. Bankruptcy Court, 3420 Twelfth Street, Courtroom 301, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 06/25/2013

Description of property to be sold:
 Real property commonly known as 13224 Dorsett Golden Street, Eastvale, CA 92880 and legally described as: LOT 44 OF TRACT NO. 30633, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 350 PAGE(S) 51 THRU 61 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Terms and conditions of sale:
 All cash. As is, where is without warranty.

Proposed sale price: \$ 425,000.00

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):

Initial overbid of \$435,000.00 required. Written overbids and deposit of \$10,000.00 must be submitted to the Trustee no later than 3:00 p.m. on Friday, June 21, 2013.

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

Sale is free and clear of liens.

Hearing is: July 9, 2013

11:00 a.m.

Courtroom 301

U.S. Bankruptcy Court

3420 Twelfth Street

Riverside, CA 92501

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

Steven M. Speier

American Spectrum Realty Management, LLC

PO Box 7637

Newport Beach, CA 92658

Office Phone (949) 753-5863

Cell Phone (949) 510-4018

Facsimile (949) 825-6406

Email sspeier@asrmanagement.com

Date: 06/18/2013

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:
200 West Santa Ana Boulevard, Suite 400, Santa Ana, California 92701

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) 06/18/2013, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 06/18/2013, 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.

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) 06/18/2013, 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.

Hon. Judge Meredith Jury [via Overnight Mail]
U.S. Bankruptcy Court
3420 Twelfth Street Suite 325
Riverside, CA 92501

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.

06/18/2013 Morna I. Crouch
Date Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)

- William M Burd wmburd@burd-naylor.com
- Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@ecf.epiqsystems.com
- Abram Feuerstein abram.s.feuerstein@usdoj.gov
- Katherine Lien katie.lien@sbcglobal.net, katiellen@gmail.com
- Lorraine L Loder lloder@sbcglobal.net, s.voss@att.net
- Nancy Ly bknotice@rcolegal.com, nly@rcolegal.com
- Maria V Primushko prim_mar@yahoo.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL

Debtors:

Armando Lara
Rita Lara
13224 Dorsett Golden Street
Corona, CA 92880

Trustee's Real Estate Broker:

Steven M. Speier
American Spectrum Management Group LLC
P.O. Box 7637
Newport Beach, CA 92658

Buyers:

JunPing Ding
ShaoHui Wang
c/o Joyce Yinling Lin
168 Realty Inc.
19209 Colima Road #A
Rowland Heights, CA 91748

Buyers' Real Estate Agent:

Joyce Yinling Lin
168 Realty Inc.
19209 Colima Road #A
Rowland Heights, CA 91748

SERVED VIA CERTIFIED MAIL

Gerald Hassell, President & CEO
Bank of New York Mellon
1 Wall Street
New York, NY 10286

Brian Moynihan, CEO/President
Bank of America
100 North Tryon Street
Charlotte, NC 28202

John G. Stumpf, President & CEO
Wells Fargo Bank
101 North Phillips Avenue
Sioux Falls, SD 57104