

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address A. Cisneros 3403 Tenth Street, Suite 714 Riverside, California 92501 Telephone: (951) 682-9705 Facsimile: (951) 682-9707 Email: amctrustee@mclaw.org Chapter 7 Trustee <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: HERSHEL R. PARKER and MARY K. PARKER, Debtor(s).	CASE NO.: 6:10-46289 DS CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 12/05/2013	Time: 10:30 am
Location: U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 11/21/2013

Description of property to be sold: Real Property Note secured by Deed of Trust on the property located at 26490 Spradlin Avenue, Homeland, California ("Note"). The Trustee is collecting the scheduled payments from the borrower, Eduardo Reyes ("Reyes") pending completion of the sale of the Note. Pursuant to the Note's payment schedule, as of the date of filing of the motion, Reyes has 126 payments remaining (125 payments at \$467.73, plus a final balloon payment at \$53,869.82 to be paid in May, 2024) for a total of \$112,336.07. The current remaining principal balance is \$69,816.81.

Terms and conditions of sale: The sale is subject to Bankruptcy Court approval, with notice to be given to the Debtors and the Debtors' counsel, the United States Trustee, all creditors and all parties in interest as required by the Bankruptcy Code, the Federal Rules of Bankruptcy Procedure and the Local Bankruptcy Rules; The sale is subject to overbid; Buyer shall turn over Funds to the Estate, consisting of a \$2,000 deposit and the remainder to be turned over within 3 days of court approval of the sale; and Buyer is purchasing the Note "as is/whereas" and without warranty.

Proposed sale price: \$ 20,192.49

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): This sale is subject to overbid at or before the hearing. Potential overbidders must notify the Trustee of their intent to bid and provide a deposit of \$2,000 on or before December 2, 2013. Potential overbidders must bid an initial amount of at least \$2,000 over the purchase price, thus the initial overbid must provide a minimum of \$22,192.49 for purchase of the Note. Minimum bid increment thereafter shall be \$1,000.

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

Date: December 5, 2013

Time: 10:30 a.m.

Location: Courtroom 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

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

A. Cisneros

3403 Tenth Street, Suite 714

Riverside, California 92501

Telephone: (951) 682-9705

Facsimile: (951) 682-9707

Email: amctrustee@mclaw.org

Date: 11/14/2013

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:

3403 Tenth Street, Suite 714, Riverside, CA 92501

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) 11/14/2013, 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:

Trustee: Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@ecf.epiqsystems.com

OUST: Elizabeth A Lossing elizabeth.lossing@usdoj.gov

United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

Attorney for Debtors: Dale Parham wptmriv@4bankruptcy.com

Other Interested Party: Vincent V Frounjian vvf@pacbell.net

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 11/14/2013, 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) 11/14/2013, 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.

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.

11/14/2013
Date

Alexandra Phelps
Printed Name

Alexandra Phelps
Signature