Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
Wesley H. Avery, CLS-B Law Offices of Wesley H. Avery, APC 6055 E. Washington Boulevard, Suite 500 Los Angeles, California 90040 wavery@thebankruptcylawcenter.com (323)724-3117(T) SBN 155724	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: JOANNE ILENE HOWARD, a married woman, SSN xxx-xx-2109 Debtor(s).	CASE NO.: 6:11-bk-27116-MJ

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: December 11, 2012	**Time:** 10:00 a.m.
Location: U.S. Courthouse, Courtroom 301, 3420 Twelfth St., Riverside CA 92501	

Type of Sale: [x] Public [ ] Private

Last date to file objections: November 27, 2012

Description of Property to be Sold: That single family residence commonly known as 3540 Washington Street, Riverside, CA 92504 Riverside APN 23019101.

Terms and Conditions of Sale: As is, where is, without any warranties either expressed or implied. Free and clear of liens and encumbrances.

Proposed Sale Price: $235,000

Overbid Procedure (If Any): Overbids in increments of $2,000.00. Successful overbidder to close within thirty (30) days of the entry of the sale order. Bid deposit of $2,000.00 in the form of certified funds to be paid at least seven (7) days before the Sale Hearing. Bid deposit of winning bidder is non-refundable.

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Wesley H. Avery, Esq.
[Contact Information Above]

Date: 20 Nov 2012