

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Thomas H. Casey, Esq. Bar No. 138264 Kathleen McCarthy Goldberg, Esq. Bar No. 132637 LAW OFFICES OF THOMAS H. CASEY, INC. 22342 Avenida Empresa, Ste. 200 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 Email: TomCasey@tomcaseylaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>	
<p>In re: JON LEE HUEBNER</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:11-bk-45870-MJ CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 12/17/2013</p>	<p>Time: 10:00 am</p>
<p>Location: 3420 Twelfth Street, Courtroom 301, Riverside, California</p>	

Type of Sale: Public Private **Last date to file objections:** 12/03/2013

Description of property to be sold: See Trustee's Motion for Order (1) Authorizing the Trustee to Sell Real Property (671 W. 14th Street, San Bernardino, California) Pursuant to 11 U.S.C. Section 363(b); (2) Approving Overbid Procedures; (3) Approving Compensation of Trustee's Real Estate Agent; (4) Authorizing Distribution of Sale Proceeds; and (5) Waiving 14 Day Stay Imposed by Federal Rules of Bankruptcy Procedure 6004(h) ("Sale Motion") on file with the Bankruptcy Court.

Terms and conditions of sale:
See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 60,000.00

Overbid procedure (if any): See Sale Motion for full bidding procedures; deadline for submitting overbids is December 12, 2013.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
December 17, 2013 at 10:00 a.m.

U.S. Bankruptcy Court
3420 Twelfth Street
Courtroom 301
Riverside, CA 92501

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

Steve Speier / Brian Thompson
American Spectrum Management Group, Inc.
PO Box 7637
Newport Beach, CA 92658
(949) 753-5863; telephone
(949) 825-6406; facsimile

Date: 11/15/2013

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:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

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*) **November 15, 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:

- Thomas H Casey Imiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@ecf.epiqsystems.com
- Kathleen M Goldberg msilva@tomcaseylaw.com
- Kelly S Johnson ksjesq@aol.com
- Gina J Kim gjkim@piteduncan.com, efcacb@piteduncan.com
- Megan E Lees efcacb@piteduncan.com
- Terry Loftus bknotice@mccarthyholthus.com, tloftus@mccarthyholthus.com
- Thomas J Prenovost tprenovost@pnbd.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **November 15, 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*) , 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

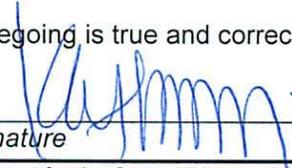
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 15, 2013

Kathy Driggers

Date

Printed Name

Signature 

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

**SERVED BY UNITED STATES
MAIL:**

Interested Party

United States Bankruptcy Court
Attn: Honorable Meredith A. Jury
3420 Twelfth Street, Suite 325
Riverside, CA 92501-3819

Debtor

Jon Lee Huebner
P.O. Box 352
5193 Aspen Drive
Montclair, CA 91763-2885

Interested Parties

Steven M. Speier
American Spectrum Management
Group, Inc.
19100 Von Karman Avenue
Irvine, CA 92612

Proposed Buyer's

Jesus Luna and
Ana Maria Rodriguez
c/o Carmen Villa Holdridge
Evergreen Realty
450 N. Mountain Avenue
Upland, CA 91786

Tenants

Tenants
671 W. 14th Street
San Bernardino, CA 92405

Request for Special Notice

First Mortgage Corporation
1131 West 6th Street, Suite 260
Ontario, CA 91762

Terry Loftus, Esq.
McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

Interested Parties

San Bernardino County Treasurer-
Tax Collector
172 West Third Street, First Floor
San Bernardino, CA 92415-0360

Creditors

Bank of America
P.O. Box 37176
San Francisco, CA 94137-0176

Bank of America
P.O. Box 37176
Sacramento, CA 94177
Return to Sender
Not Deliverable as Addressed
Unable to Forward

Bank of America
555 Capitol Mall
Sacramento, CA 95814

Chase
P.O. Box 24696
Columbus, OH 43224-0696

Chase
P.O. Box 78148
Phoenix, AZ 85062-8148
Forwarding Time Expired
Return to Sender

Chase Home Finance
P.O. Box 78420
Phoenix, AZ 85062-8420

First Mortgage Corporation, its
assignees
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

JPMorgan Chase Bank, N.A.
c/o Shermeta, Adams & Von
Allmen, P.C.
P.O. Box 80908
Rochester Hills, MI 48308-0908

JPMorgan Chase Bank, N.A.
c/o Five Lakes Agency, Inc.
P.O. Box 80730
Rochester, MI 48308-0730

Keith Rousseve II
3068 Flora Street
Montclair, CA 91763

Monarch Grand VAC
P.O. Box 15708
Sacramento, CA 95852-0708

One West Bank
6900 Beatrice Drive
Kalamazoo, MI 49009-9559

Plum Tru Homeowners Assoc.
P.O. Box 13304
Columbia, SC 29214
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Prime West, Inc.
P.O. Box 2609
Mount Vernon, WA 98273-7609

W.H. Hearn Mechanical of
Tallahassee
518 Stevens Street
Jacksonville, FL 32254-3688

Wells Fargo
P.O. Box 10335
Des Moines, IA 50306-0335

Wells Fargo
P.O. Box 10328
Des Moines, IA 50306-0328

Wescom Credit Union
P.O. Box 7058
Pasadena, CA 91109-7058

Wescom Credit Union
5601 East La Palma Avenue
Anaheim, CA 92807