

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  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  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT</b>	
<b>CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b>	
In re:  JON LEE HUEBNER       Debtor(s).	CASE NO.: 6:11-bk-45870-MJ CHAPTER: 7       <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

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

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 (5050-5052 Bandera Street, Montclair, 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: \$ 270,000.00

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):** 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.

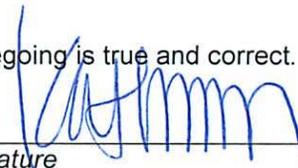
November 15, 2013

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**

Kim Tu Ngo and  
Quen Tran  
4287 E. Grand Avenue  
Pomona, CA 91766

**Proposed Buyer's Real Estate**

**Agent**

Brian Thompson  
23792 Rockfield Blvd., Suite 101  
Lake Forest, CA 92630

**Tenants**

Dexter Becerra and  
Martha Becerra  
5052 Bandera Street  
Montclair, CA 91763

Tenant  
5050 Bandera Street  
Montclair, CA 91763

**Request for Special Notice**

First Mortgage Corporation  
1131 West 6<sup>th</sup> Street, Suite 260  
Ontario, CA 91762

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

**Interested Parties**

Wescom Credit Union  
123 S. Marengo Avenue  
Pasadena, CA 91101

Riverside County Treasurer-Tax  
Collector  
P.O. Box 12005  
Riverside, CA 92502-2205

**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