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**UNITED STATES BANKRUPTCY COURT  
 CENTRAL DISTRICT OF CALIFORNIA**

In re:  
 GERALD JOSEPH RAFFEE, JR.  
 aka JERRY RAFFEE,

CASE NO.: 6:11-bk-48659SC

Debtor(s).

**NOTICE OF SALE OF ESTATE PROPERTY**

**Sale Date:** 2/20/13

**Time:** 11:00 a.m.

**Location:** Video Ctrm 126 of the above-captioned Court located at 3420 Twelfth St., Riverside, California 92501\*

Type of Sale:  Public  Private

Last date to file objections:  
 2/6/12

Description of Property to be Sold:

The real property located at 8940 Hamilton Street, Rancho Cucamonga, California 91701.

Terms and Conditions of Sale: As is, where is without any representation or warranties. No contingencies.

Proposed Sale Price: \$270,000

Overbid Procedure (If Any): Initial overbid \$275,000, with \$1,000 increments thereafter. Any proposed overbidder must contact counsel below to submit deposit and qualify to bid before February 18, 2013.

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):

Anthony A. Friedman, Esq. - Attorney for Ch 7 Trustee  
Levene, Neale, Bender, Yoo & Brill L.L.P.  
10250 Constellation Blvd. Suite 1700  
Los Angeles, CA 90067  
Tel 310-229-1234/aaf@lnbyb.com/Fax 310-229-1234

Date: 1/29/13

\*Please take notice that counsel and parties may appear at either Judge Clarkson's video courtroom located at the United States Federal Courthouse, Riverside Division, 3420 Twelfth Street, Video Hearing Room 126, Riverside, CA 92501, or live at the United States Bankruptcy Court – Ronald Reagan Federal Building and Court House, 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701.

## 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: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

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 **January 29, 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:

Todd A. Frealy (TR)  
taftrustee@lnbyb.com, tfrealy@ecf.epiqsystems.com

Marjorie M Johnson on behalf of Debtor Gerald Raffee  
mmjesq@yahoo.com

Ramesh Singh on behalf of Interested Party Courtesy NEF  
claims@recoverycorp.com

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

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On **January 29, 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.

### **VIA U.S MAIL**

n/a

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 **January 29, 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.

### **VIA OVERNIGHT MAIL**

The Hon. Scott Clarkson  
United States Bankruptcy Court  
Central District of California  
Ronald Reagan Federal Building and Courthouse  
411 West Fourth Street, Suite 5130 / Courtroom 5C  
Santa Ana, CA 92701-4593

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.

January 29, 2013  
Date

Marla L. Fuentes  
Printed Name

/s/ Marla L. Fuentes  
Signature