Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
Larry D. Simons Chapter 7 Trustee 7121 Magnolia Street Riverside, CA 92504 PH: 951-686-6300; FAX 951-742-4733 larry@lsimonslaw.com	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: FRANCISCO T. CERVANTES Debtor(s).	CASE NO.: 6:12-bk-12171 MJ

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: October 9, 2012	**Time:** 10:00 a.m.
Location: Ctrm 301, 3420 Twelfth Street, Riverside, California 92501	

Type of Sale: ☒ Public ☐ Private Last date to file objections: September 4, 2012

Description of Property to be Sold: Liquor License Number 47-433702

Terms and Conditions of Sale: "As Is, Where Is," subject to all liens, claims and interests pursuant to 11 U.S.C. § 363(b).

Proposed Sale Price: $10,278.00 subject to overbid at the hearing on the Sale Motion

Overbid Procedure (If Any): See Attachment "1."

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):

Larry D. Simons
Chapter 7 Trustee
7121 Magnolia Street
Riverside, CA 92504
PH: 951-686-6300; Email: larry@lsimonslaw.com

Date: 8/27/12

ATTACHMENT 1

In order for any party to participate in an overbid procedure regarding the acquisition of the Property, the Trustee requests that the parties comply with the following provisions:

a. Each party, including Pizzavino LLC (the Buyer) interested in participating as an overbidder must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to "Larry D. Simons, Chapter 7 Trustee" in the amount of $3,000.00. The $3,000.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property for any reason other than a material breach by the Trustee;

c. Subject to Court approval, the Trustee recommends that the initial overbid be in the amount of $11,000.00 and that subsequent overbids be in the incremental amount of $1,000.00; and

d. Each party (including the Buyer) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Escrow Instructions. In the event that the Buyer is not the successful bidder of the Property, the successful bidder shall then become they Buyer under the same terms and conditions as set forth in the escrow documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the successful bidder's deposit shall become non-refundable.

F 6004-2

In re Francisco T. Cervantes Debtor(s).	CHAPTER: 7 CASE NO.: 6:12-bk-12171 MJ

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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: 7121 Magnolia Street, Riverside, CA 92504

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 8/28/12 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:
Freddie Vega: mrvega@freddievegalaw.com
Carol G. Unruh: cgunruh@sbcglobal.net
OUST-Riverside: ustpregion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):
On 8/28/12 via U.S. Mail I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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.
Hon. Meredith Jury, 3420 Twelfth St. Suite 325, Riverside, CA 92501
Debtor: Francisco T. Cervantes, 7215 Pine Ave #A, Chino, CA 91708

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing to the judge will be completed no later than 24 hours after the document is filed.

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

8/28/12	Nancy Simons	/s/ Nancy Simons
Date	*Type Name*	*Signature*