Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
LAUREL R. ZAESKE, #138510 CATHRINE M. CASTALDI, #156089 BROWN RUDNICK LLP 2211 Michelson Drive, Seventh Floor Irvine, California 92612 Telephone (949) 752-7100 Facsimile (949) 252-1514 lzaeske@brownrudnick.com ccastaldi@brownrudnick.com ☐ *Individual appearing without attorney* ☒ *Attorney for:* Charles W. Daff, Chapter 7 Trustee	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re: DIANA ACOSTA QUINN Debtor(s).	CASE NO.: 6:12-bk-31481-MH CHAPTER: 7 **NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: September 25, 2013	**Time:** 11:00 a.m.
Location: USBC-Riverside; Courtroom 303 (Judge Houle), 3470 Twelfth Street, Riverside, California 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: September 11, 2013

Description of property to be sold: Tract 10137, Lot 18 as shown on Assessor's Map, Book 0293, Page 26 of San Bernardino County Records, and more commonly known as 26081 Gardner Street, Loma Linda, CA 92354 (the "Property"). The property is a four bedroom, three bathroom, single family residence.

Terms and conditions of sale: Sale of the Property pursuant to an executed purchase and sale agreement for $310,000 on an "AS-IS" and "WHERE IS" basis, without any warranties or recourse whatsoever, subject to overbid and Court approval.

Proposed sale price: $310,000, subject to overbid at Auction

Overbid procedure (*if any*): See attached Exhibit "A"

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

September 25, 2013
11:00 a.m.
United States Bankruptcy Court, Central District of California
Riverside Division, Courtroom 303,
3470 Twelfth Street
Riverside, California 92501

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

Sandi Clark
First Team Real Estate
4040 Barranca, Suite 100
Irvine, CA 92604
Telephone: (949) 400-0987
sclark1009@cox.net
OR
Laurel R. Zaeske
(949) 752-7100
lzaeske@brownrudnick.com

Date: August 22, 2013

In re DIANA ACOSTA QUINN, Debtor
United States Bankruptcy Case No. 6:12-bk-31481-MH
Chapter 7

NOTICE OF SALE OF ESTATE PROPERTY
EXHIBIT "A"

Overbid Procedure:

1. The minimum bid for the Property must be $315,000, which is $5,000 more than the pending offer.

2. Subsequent overbids must be in increments of at least $1,000;

3. All overbids to purchase the Property must be submitted without any contingencies including inspection, due diligence, appraisal and financing;

4. Prior to the commencement of the Auction, any potential bidder must present to the Trustee certified funds made payable to "Charles W. Daff, Chapter 7 Trustee of the Estate of Diana Acosta Quinn" in an amount of $10,000, which is approximately 3% of the initial offer (the "Deposit");

5. At least three (3) days prior to the commencement of the Auction (or such lesser time as the Trustee in his sole discretion deems reasonable), any potential bidder must present documentary evidence in a form acceptable to the Trustee evidencing his/her/its ability to timely close escrow. Said information should be delivered to the Trustee, in care of his attorneys, Brown Rudnick LLP, at 2211 Michelson Drive, Seventh Floor, California 96212-1043, or by email to lzaeske@brownrudnick.com;

6. The Deposit accepted at the conclusion of the Auction will be non-refundable in the event that the Bankruptcy Court confirms the sale to the bidding party but the bidding party fails to timely close the sale for any reason;

7. All bids will be conditioned on the Property being sold "AS-IS" and "WHERE IS" and without any warranty or recourse against the bankruptcy estate or the Trustee;

8. The sale of the Property is subject to the approval of the Bankruptcy Court following the conclusion of the Auction;

9. The Trustee is selling the Property in his capacity as the Chapter 7 Trustee of the Debtor's estate, not in his personal capacity, and no obligations or liabilities will accrue to him personally as a result of the transaction, whether or not the sale is approved and/or consummated;

10. If for any reason, or no reason, the Trustee is unable to deliver possession or title of the Property within a reasonable time after the close of escrow, the sole remedy of the

buyer/final bidder shall be the return of any money deposited towards the purchase of the Property;

11. The acceptance of any overbid from a qualified bidder shall be in the Trustee's sole discretion and will be made at the time of Auction and related hearing to confirm the sale (the "Final Bidder"). The Trustee reserves the right, based solely on his business judgment and discretion, to recommend to the Bankruptcy Court for confirmation the best overall offer;

12. At the conclusion of the Auction and once the Trustee determines the Final Bidder, the Trustee and the Final Bidder will enter into and be bound by all of the terms of the proposal set forth in the purchase and sale agreement between the Trustee and the Buyer (a copy of which will be attached to the Trustee's Motion for Authority to Sell Real Property), except as to price, without contingencies, including no financing or appraisal contingency, and shall close escrow within thirty (30) days of the date on which the order approving the sale of the Property is entered on the Bankruptcy Court docket, or such other date as may be mutually agreed to between the parties.

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 Von Karman Towers, Seventh Floor, 2211 Michelson Drive, Irvine, California 92612.

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*) August 23, 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:

☒ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL:
On (*date*) August 23, 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.

Diana Acosta Quinn
7022 Shay Ct
Highland CA 92346-7700

☒ 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*) August 23, 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.

The Honorable Mark M. Houle
U.S. Bankruptcy Court
3420 Twelfth Street
Bin outside of Courtroom 303
Riverside, CA 92501-3819

Clerk,
U.S. Bankruptcy Court
3420 Twelfth Street
~~Bin outside of Courtroom 303~~
Riverside, CA 92501-3819

☐ 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.

August 23, 2013	JEANNIE MENDEZ	Jeannie Mendez
Date	*Printed Name*	*Signature*

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NEF (continued):

Bradley S Beherns	ecfcacb@piteduncan.com
Cathrine M Castaldi	ccastaldi@rusmiliband.com
Charles W Daff (TR)	charleswdaff@gmail.com, c122@ecfcbis.com
Cori B Jones	cjones@mileslegal.com
Cori B Jones	cjones@mileslegal.com
Joel S. Miliband	jmiliband@rusmiliband.com
Kelly L Morrison	kelly.l.morrison@usdoj.gov
Christina J O	christinao@mclaw.org
Kelly L Pexton	kelly@pextonlaw.com, kelly.pexton@hotmail.com
Jason K Schrader	jason.K.Schrader@usdoj.gov
Dhruv M Sharma	ecfcacb@piteduncan.com
United States Trustee (RS)	ustpregion16.rs.ecf@usdoj.gov
Laurel R Zaeske	lzaeske@rusmiliband.com

ADDITIONAL SERVICE INFORMATION (if needed):

SERVED BY UNITED STATES MAIL

INTERESTED PARTIES:

Mr. Hanzel Huilar
26081 Gardner Street
Loma Linda, California 92354

Central Mortgage Co.
801 John Barrow Rd Ste 1
Little Rock AR 72205

San Bernardino County/Collections
157 W 5th St., Fl. 2
San Bernardino CA 92415

ADDITIONAL SERVICE INFORMATION (if needed):

SERVED BY UNITED STATES MAIL

LIST OF ALL CREDITORS (CON'T)

Bank of America
450 America Street
#SV416
Simi Valley, CA 93065-6285

America Servicing Company
PO BOX
Los Angeles CA 90060

Bank of America
PO Box 17054
Wilmington DE 19850

Brian J. Soo-Hoo
Bankrtupcy Law Professionals
17401 Irvine Blvd., Suite F
Tustin, CA 92780-3028

Chase Home Finance
PO BOX 44118
Jacksonville FL 32231-4118

CMRE Financial Services, Inc.
3075 E. Imperial Highway, #200
Brea, CA 92821-6753

Designed Receivable Solutions
1 Centerpointe Drive, Suite 450
La Palma, CA 90623-1089

EMC Mortgage
PO Box
Wilmington DE 19850

Fia Card Services, N.A.
NC4 105 03 14
4161 Piedmont Parkway
Greensboro, NC 27410

FCI Lender Services, Inc.
8180 East Kaiser Blvd
Anaheim CA 92808

First American Trustee Servicing
Solutions LLC
6 Campus Circle, 2nd Floor
Roanoke, TX 76262-8213

ADDITIONAL SERVICE INFORMATION (if needed):

SERVED BY UNITED STATES MAIL

LIST OF ALL CREDITORS (CON'T)

GECRB/LOWES
PO BOX 965005
Orlando FL 32896-5005

Greentree Financial Corp
500 Landmark Towers
Saint Paul, MN 55102

Harris and Zide
1445 Huntington Drive, Suite 300
South Pasadena, CA 91030-5475

Internal Revenue Service
PO Box 7346
Philadelphia PA 19101-7346

Litton Loan Servicing
4828 Loop Center Drive
Houston, TX 77081

Loma Linda University Health Care
268 W Hospitality Ln #300
San Bernardino CA 92408

OCWEN LOAN SERVICING
1661 WORTHINGTON RD STE 100
West Palm Beach FL 33409-6493

Recontrust Company NA
CA6-914-01-94
1800 Tapo Canyon Road
Simi Valley, CA 93063-6712

Redlands Community Hospital
350 Terracina Blvd
Redlands CA 92373-4897

Toyota Motor Credit Corp
7676 Hazard Center Dr., Ste. 650
San Diego CA 92108

Wells Fargo Bank NA
Wells Fargo Home Mortgage Americas Servicing
Attn.: Bankruptcy Dept. MAX X7801-014
3478 Stateview Blvd.
Fort Mill SC 29715-7203