

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address William M. Burd -- Bar No. 90801 Karen Sue Naylor -- Bar No. 144273 BURD & NAYLOR 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email wmburd@burd-naylor.com Email knaylor@burd-naylor.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Arturo Cisneros	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: ELLIS E. HORTON and ROSE HORTON Debtor(s).	CASE NO.: 6:12-bk-31681 DS CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 08/29/2013	Time: 10:30 am
Location: U.S. Bankruptcy Court, 3420 Twelfth Street, Courtroom 304, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 08/15/2013

Description of property to be sold:

Real property commonly known as 1292 El Paso Drive, Norco, CA 92860 and legally described as: Lot 169 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per map recorded in book 284, pages 20 through 30 inclusive, of maps, in the office of the county recorder of said county.
APN 122-653-004-03.

Terms and conditions of sale:

All cash. As is, where is without warranty.

Proposed sale price: \$ 525,000.00

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):

Initial overbid of \$530,000.00 required. Written overbids, a deposit of \$5,000.00 and proof of ability to consummate the purchase must be submitted to the Trustee no later than 3:00 p.m. on Monday, August 26, 2013.

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

Sale is free and clear of liens.

Hearing is: August 29, 2013

10:30 a.m.

Courtroom 304

U.S. Bankruptcy Court

3420 Twelfth Street

Riverside, CA 92501

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

Steven M. Speier

American Spectrum Realty Management, LLC

PO Box 7637

Newport Beach, CA 92658

Office Phone (949) 753-5863

Cell Phone (949) 510-4018

Facsimile (949) 825-6406

Email sspeier@asrmanagement.com

Date: 07/31/2013

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:
200 West Santa Ana Boulevard, Suite 400, Santa Ana, California 92701

A true and correct copy of the foregoing document entitled: **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) 07/31/2013, 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) 07/31/2013, 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) 07/31/2013, 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.

Hon. Judge Deborah Saltzman [via Overnight Mail]
U.S. Bankruptcy Court
3420 Twelfth Street Suite 385
Riverside, CA 92501

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.

07/31/2013 Morna I. Crouch
Date Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)

- William M. Burd wmburd@burd-naylor.com
- Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@ecf.epiqsystems.com
- Arnold L Graff ecfcacb@piteduncan.com
- Rajiv Jain ecf@jainlawgroup.com
- Steven G Kane ecfnotices@ascensioncapitalgroup.com
- Karen Sue Naylor knaylor@burd-naylor.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL

Debtors:

Ellis E. Horton
Rose Horton
1292 El Paso Drive
Norco, CA 92860

Trustee's Real Estate Broker:

Steven M. Speier
American Spectrum Management Group LLC
P.O. Box 7637
Newport Beach, CA 92658

Buyers:

Andrew Hoang / Tina Tran
c/o Julie Hoang
Advance Estate Realty
14072 Magnolia Street Suite 204
Westminster, CA 92683

Buyers' Real Estate Agent:

Julie Hoang
Advance Estate Realty
14072 Magnolia Street Suite 204
Westminster, CA 92683

Wells Fargo Home Mortgage
8480 Stagecoach Circle
Frederick, MD 21701

Via Certified Mail

John G. Stumpf, President & CEO
Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104