

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Robert L. Goodrich, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – RIVERSIDE DIVISION

In re: MUFID MOUSA TAKSH AND MANAR TAKSH, Debtor(s)	CASE NO.: 6:12-bk-35196-MW CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: October 8, 2013	Time: 2:00 p.m.
Location: Video Courtroom "225" of the United States Bankruptcy Court, 3420 Twelfth St., Riverside, California	

Type of Sale: Public Private **Last date to file objections:** September 24, 2013

Description of property to be sold: all of the Trustee's right, title and interest in residential real property commonly described as 12249 Richfield Drive, Rancho Cucamonga, California

Terms and conditions of sale: as-basis, without any warranties or representations, free and clear of liens and encumbrances, with such liens and encumbrances to attach to the sale proceeds

Proposed sale price: \$720,000

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$10,000 in the form of a cashier's check, payable to "Robert L. Goodrich, Chapter 7 Trustee." In addition, the initial overbid for the property must be \$725,000, and all subsequent overbids with respect to the property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
October 8, 2013 at 2:00 p.m. in Video Courtroom "225" of the United States Bankruptcy Court, 3420 Twelfth St.,
Riverside, California

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: September 13, 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:
3853 Meadow Park Lane, Torrance, CA 90505.

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 September 13, 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 September 13, 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 _____, 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.

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.

September 13, 2013 Robert A. Hessling
Date *Printed Name*

Signature



ADDITIONAL SERVICE INFORMATION (if needed):

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

Patti H Bass ecf@bass-associates.com
Trustee Robert L Goodrich (TR) office@rfgoodrichlaw.com, rgoodrich@ecf.epiqsystems.com
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Debtors' Counsel Aruna P Rodrigo aprodrigo@rodrigolawfirm.com
Ramesh Singh claims@recoverycorp.com
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Debtors

Mufid Mousa Taksh
Manar Taksh
12249 Richfield Drive
Rancho Cucamonga, CA 91739-8912

Honorable Mark S. Wallace
United States Bankruptcy Court
411 W. Fourth Street, Suite 6135
Santa Ana, CA 92701-4593

Lienholders

Wells Fargo Home Mortgage
3480 Stateview Blvd.
Fort Mill, SC 29715-7203

Wells Fargo Home Mortgage
P.O. Box 10335
Des Moines, IA 50306-0335

Buyer

Longtai Overseas, LLC
c/o Henry Liu
Coldwell Banker Dynasty – ARC
77 W. Las Tunas Dr., #100
Arcadia, CA 91007