Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ *Individual appearing without attorney*
☒ *Attorney for:* Robert L. Goodrich, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re:

HECTOR G. VASQUEZ,

Debtor(s).

CASE NO.: 6:12-bk-36054-DS

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/16/2013	**Time:** 1:00 pm
Location: Riverside County Bankruptcy Court, Courtroom 304	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 12/02/2013

Description of property to be sold:
The estate's right, title and interest in the the property located at 401 East Avenue A/164 North Third Street, Blythe, CA, free and clear of liens and interests, as is, where is, without warranties and representations.

Terms and conditions of sale: All terms as set forth in the Purchase Agreement and Motion. Main terms include: 1. Property being sold as is, where is, free and clear or liens and interests, without warranties and representations. 2. Escrow to close within 30 days after entry of order. 3. Sale not subject to any contingencies. 4. Sale shall be by auction and subject to overbids in increments of $1,000.00 and court approval. 5. Overbidders must financially qualify. 6. Broker's commissions will be 6%. 7. Sale subject to existing tenants and removal is buyer's obligation and responsbility.

Proposed sale price: $ 40,250.00

Overbid procedure (*if any*): 1. Auction will occur on December 16, 2013 at 1:00 p.m. . 2. Bidder must qualify 5 business days before the hearing in order to overbid and provide a $3,250.00 deposit. 3. Overbids must be present at hearing. 4. Initial minimum bid is $41,250.00. 5. All terms in Purchase Agreement shall apply.

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

December 16, 2013 at 1:00 p.m. in Courtroom 304 of the United States Bankruptcy Court, Riverside Division located at 3420 Twelfth Street, Riverside, CA.

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

Dave Kehl, Remax Blythe Realty, 213 W. Hobson Way, Blythe, CA 92225. Telephone (760) 921-8969, Facsimile (760) 921-8939

Date: 11/21/2013

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: 2549 Eastbluff Drive, Suite 460, Newport Beach, CA 92660.

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*) November 21, 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:

- Jennifer A Bender bankruptcy@zievelaw.com
- Robert L Goodrich (TR) office@rlgoodrichlaw.com, rgoodrich@ecf.epiqsystems.com
- Arnold L Graff ecfcacb@piteduncan.com
- Hydee J Mulichak hydee@mulichaklaw.com
- Daniel C Sever dansever@severlegal.com
- Daniel I Singer bankruptcy@zievelaw.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) November 21, 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:

Debtor - Hector G. Vasquez, 330 Bristlecone Avenue, Blythe, CA 92225-2414

Trustee's Agent - Dave Kehl, Remax Blythe Realty, 213 W. Hobson Way, Blythe, CA 92225-1618

Buyer's Agent - Eduardo Cardenas, Washington Financial & Real Estate, 48909 Charlton Peak St., Coachella, CA 92236

Zukaza, LLC Agent - ESEN Real Estate, 2634 W. Orangethorpe Ave. Ste. 5, Fullerton, CA 92883

Agent for Irma Hernandez and Sally Vasquez - John Osborne, Century 21 Osborne Realty, 138 E. Hobson Way, Blythe, CA 92225

City of Blythe, 235 N. Broadway, Blythe, CA 92225

Riverside County Treasurer-Tax Collector, P.O. Box 12005, Riverside, CA 92502

Palo Verde Irrigation District, 180 W. 14th Ave., Blythe, CA 92225 (Per lien)

United States Trustee (RS), 3801 University Avenue, Suite 720, Riverside, CA 92501-3200

Hon. Deborah Saltzman, U.S. Bankruptcy Court, 3420 Twelfth Street, Courtroom 304, Riverside, CA 92501

Via U.S. Certified Mail:

Wells Fargo Home Mortgage, c/o Corporation Service Company, 2710 Gateway Oaks Drive Ste. 150N, Sacramento, CA 95833 (per Secretary of State)

Wells Fargo Home Mortgage, 1 Home Campus Mac X2401-049, Des Moines, IA 50328 (per Secretary of State)

Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Palo Verde Irrigation District, 180 W. 14th Ave., Blythe, CA 92225 (Per website)

☐ 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*) _____, 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.

11/21/13	Christina Valenzuela	
Date	*Printed Name*	*Signature*