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

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☐ *Individual appearing without attorney*
☒ *Attorney for:* Chapter 7 Trustee, Howard Grobstein

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re:

Abel Solorzano and Irma Solorzano,

Debtor(s).

CASE NO.: 6:13-bk-22713-MH
CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/12/2014 **Time:** 11:00 am

Location: US Bankruptcy Court, 3420 Twelfth Street, Courtroom 303, Riverside, CA 92501

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/26/2014

Description of property to be sold:

The Trustee's right, title and interest in and to the real property and improvements commonly known as: 8037 Rose Street, Paramount, CA 90723. This is a multi-unit residential building.

Terms and conditions of sale:

All cash payable to the Trustee, no contingencies, closing within 30 days of court approval, sale is "as is" and "where is". Sale is free and clear of all liens, with non-disputed liens to be paid through escrow. See Sale Motion.

Proposed sale price: $ 540,000.00

Overbid procedure (*if any*): Overbids accepted at hearing. Overbidders must pre-qualify with a cashier's check payable to Trustee in an amount not less than 10% of overbid price and proof of immediately available funds to close. Over bids must accept all terms of current offer. First overbid to be $565,000, and then in $5,000 increments. See Sale Motion.

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

Date: March 12, 2014
Time: 11:00 a.m.
Place: Courtroom 303 -- Judge Houle
United States Bankruptcy Court, Riverside Division
3420 Twelfth Street, Third Floor
Riverside, California 92501

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

Philip Seymour
The Seymour Group / Elite Properties Realty
148 South Beverly Drive
Beverly Hills, California 90212
Telephone: 310-271-4040, Extension 130
Telecopy: 310-271-4185
E-mail: phil@theseymourgroup.net
phil@eliteproperty.com

Date: 02/12/2014

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: 11355 West Olympic Boulevard, Los Angeles, California 90064

A true and correct copy of the foregoing document entitled (*specify*): ***Notice of Sale of Property (8037 Rose Street, Paramount, CA 90723)***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*) 2/12/14, 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:

Howard B. Grobstein	hbgtrustee@gtfas.com; C135@ecfcbis.com
United States Trustee (RS)	ustpregion16.rs.ecf@usdoj.gov
Ivan L. Kallick	ikallick@manatt.com
Ileana M. Hernandez	ihernandez@manatt.com
Alan F. Broidy	alan@broidylaw.com
Dennis McGoldrick	dmcgoldricklaw@yahoo.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 2/12/14, 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*) 2/12/14, 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.

Honorable Mark M. Houle
U.S. Bankruptcy Court
3420 Twelfth Street, Suite 365
Riverside, California 92501-3819
Via Overnight Mail

Clerk
United States Bankruptcy Court, Riverside Division
3420 Twelfth Street
Riverside, CA 92501
Via Overnight Mail

☒ 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.

2/12/2014	Jane Molina-Juarez	/s/ Jane Molina-Juarez
Date	*Printed Name*	*Signature*