

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number C.R. Barclay, Trustee P.O. Box 26099 Santa Ana, CA 92799 Tel.: (949) 253-5794 Email: admin@crb7trustee.com Chapter 7 Trustee for Maria Guadalupe De Santiago	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: MARIA GUADALUPE DE SANTIAGO, Debtor(s).	CASE NO.: 6:09-25578-DS

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/13/12	Time: 10:30 a.m.
Location: www.mccormackauction.com and (619) 447-1196	

Type of Sale: Public Private Last date to file objections: 11/15/12

Description of Property to be Sold: Vacant land located at intersection of 0 Pomona Rd and 263rd St East, Pinon Hills, California 92372; APN 3100-311-03-0000 ("Property")

Terms and Conditions of Sale: SEE ATTACHED EXHIBIT "A"

Proposed Sale Price: n/a

Overbid Procedure (If Any): n/a

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See Exhibit A at Part I, c.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Josh McCormack, McCormack Auction Company
743 El Cajon Blvd
El Cajon, CA 92020
TEL.: (619) 447-1196

Date: 10/23/12

EXHIBIT A

I. TERMS AND CONDITIONS OF SALE AND AUCTIONEER'S COMPENSATION

a. **Payment:** The Property is to be sold via internet auction by McCormack Auction Company ("Auctioneer"). The highest bidder will be required to send the Auctioneer certified funds within seven (7) days of the close of auction.

b. **Purchase Without Warranties:** The highest bidder is purchasing the Property from Trustee "AS IS" without warranties or representations of any kind, express or implied, concerning the condition of the Property or the title thereto, or any other matters relating to the Property.

c. **Approval of the Bankruptcy Court:** The Trustee seeks an order from the United States Bankruptcy Court for the Central District of California approving the employment of McCormack Auction Company as Interest Auctioneer to Sell Property of the Estate via Auction and Authorizing Sale of the Property of the Estate (the "Order"). The hearing on the Trustee's Motion to Employ McCormack Auction Company and for Authorization to Sell Property of the Estate via Auction is set for November 29, 2012 at 10:30 a.m. in courtroom 304 of the U.S. Bankruptcy Court located at 3420 Twelfth Street in Riverside, California. Online bidding at www.mccormackauction.com and (619) 447-1196 will begin upon entry of an order approving the Motion and will conclude at 10:30 a.m. on December 13, 2012. An inspection period is anytime before December 13, 2012 at 10:30 a.m. for potential bidders to view the Property.

d. **Compensation of Auctioneer:** The Auctioneer will be compensated by collecting a ten percent (10%) commission of the auction proceeds ("Commission") and a ten percent (10%) buyer's premium charged to the purchase of the Property ("Buyer's Premium"). In addition to the Commission and the Buyer's Premium, the Auctioneer shall receive no more than \$1,500.00 as a reimbursement for its out of pocket costs of sale.

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:

P.O. Box 26099, Santa Ana, CA 92799

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 2, 2012**, 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:

- Franklin C Adams franklin.adams@bbklaw.com, arthur.johnston@bbklaw.com;lisa.spencer@bbklaw.com;bknoces@bbklaw.com
- Christopher R Barclay (TR) crb.cmecf@crb7trustee.com, cbarclay@ecf.epiqsystems.com
- Marlin Branstetter attybranstetter@aol.com
- Jesse S Finlayson jfinlayson@fwtrl.com, wmills@fwtrl.com
- Ronn S Potter rpotter@chandlerpotter-law.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Edward T Weber bknotice@rcolegal.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **November 2, 2012**, 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*) _____, 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.

November 2, 2012 Camille Poellnitz
Date Printed Name

/s/ Camille Poellnitz
Signature

SERVED VIA U.S. MAIL

Judge:

Honorable Deborah J. Saltzman
U.S. Bankruptcy Court
3420 Twelfth Street, Suite 385
Riverside, CA 92501

Debtor:

Maria Guadalupe De Santiago
6130 Camino Real Space 12
Riverside, CA 92509

Proposed Auctioneer:

Josh McCormack
McCormack Auction Company
743 El Cajon Blvd.
El Cajon, CA 92020

Party-In-Interest:

Leesette De Santiago
11621 Range View Rd
Mira Loma, CA 91752

County Tax Collector:

Larry Walker
San Bernardino County Tax Collector
172 West Third Street, First Floor
San Bernardino, CA 92415-0360