

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Carissa N. Horowitz, State Bar No. 274814 Beall & Burkhardt, APC 1114 State Street, Suite 200 Santa Barbara, California 93101 805.966.6774; carissa@beallandburkhardt.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Jerry Namba</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

<p>In re:</p> <p>Sergio Villanueva</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.:</p> <p>CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 08/10/2021</p>	<p>Time: 11:30 am</p>
<p>Location: 1415 State Street, Courtroom 201, Santa Barbara, California 93101 VIA.ZOOM.GOV</p>	

Type of Sale: Public Private **Last date to file objections:** 07/27/2021

Description of property to be sold:

The interest of the Debtor and the marital community in a Manufactured Home is located at 1550 Rory Lane, Space 36 in Simi Valley, California and a Condominium is located at 2401 Chandler Avenue in Simi Valley, California.

Terms and conditions of sale:

The Trustee proposes selling the interest of the Debtor and marital community to Ana Maria Garcia Yerena ("Garcia") for The Trustee is in receipt of a check for this purchase. The Trustee is selling these interests without having made or making any representations or warranties about the extent, validity or nature of the Debtor's or the marital community's interest in the Manufactured Home and Condominium.

Proposed sale price: \$ 60,000.00

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):

The initial minimum overbid will be \$5,000. Subsequent overbids will be in minimum increments of \$5,000. All other terms of the sale shall be upon the same terms and conditions as the proposed sale to Garcia

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

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

Carissa N. Horowitz
Beall & Burkhardt, APC
1114 State Street, Suite 200
Santa Barbara, CA 93101
805.966.6774
carissa@beallandburkhardt.com

Date: _____

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:

1114 State Street, Suite 200, Santa Barbara, CA 93101

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)* 07/06/2021, 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)* _____, 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

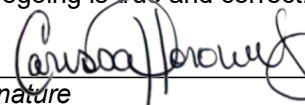
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 6, 2021

Date

Printed Name

Signature



Notice of Electronic Filing

- **William C Beall** will@beallandburkhardt.com, carissa@beallandburkhardt.com
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