

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address BROWN RUDNICK LLP LAUREL R. ZAESKE, #138510 lzaeske@brownrudnick.com ARJUN SIVAKUMAR, #297787 asivakumar@brownrudnick.com 2211 Michelson Drive, Seventh Floor Irvine, CA 92612 T: (949) 752-7100 F: (949) 252-1514 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, HELEN R. FRAZER	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: RICHARD JOHN RINARD, Debtor(s).	CASE NO.: 6:10-bk-50349-SC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/29/17	Time: 11:00 A.M.
Location: U.S. Bankruptcy Court, Video Room 126, 3420 Twelfth St., Riverside, CA 92501-3819	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** August 15, 2017

Description of property to be sold: Approximately 5 acres of real property commonly known as 6737 East Avenue, City of Rancho Cucamonga, CA 91739, including a 3400 sq. ft., 5 bedroom, 4 bath house (the "East Property"). A legal description is attached as Exhibit "A."

Terms and conditions of sale: A brief summary of the terms of sale is: (1) YIHE Real Estate Corporation (US) (the "Buyer") will pay \$1,775,000 to take title to the East Property, free and clear of all liens, claims, and interests; (2) sale of the East Property will be "as is" and "where is" by quitclaim deed, and no party has made or will make any representations or warranties, express or implied, concerning the status or condition of the East Property; (3) the Buyer will receive a credit of up to \$5,000 as needed for the removal of any personal belongings or trash left on the East Property. A full description of the terms of sale are set forth at Exhibit 1 to the Sale Motion [Docket No. 600].

Proposed sale price: \$1,775,000

Overbid procedure (*if any*): Not Applicable.

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

Date: August 29, 2017

Time: 11:00 a.m.

Ctrm: U.S. Bankruptcy Court, Video Room 126

3420 Twelfth St., Riverside, CA 92501-3819

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

Not Applicable.

Date: August 8, 2017

EXHIBIT "A"

Legal Description

The South on-half of Lot 12, Block "G" of preliminary Map of Etiwanda Colony Lands, County of San Bernardino, State of California, as per map recorded in Book 2 Page(s) 24 of Maps in the Office of the County Recorder of San Bernardino County.

APN: 0227-071-21-0000

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:
2211 Michelson Drive, Suite 700, Irvine, CA 92612

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 August 8, 2017, 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 August 8, 2017, 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.

Richard John Rinard
1812 W Foothill Blvd
Upland, CA 91786

☒ 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 August 8, 2017, 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.

VIA PERSONAL DELIVERY

The Honorable Scott C. Clarkson
U.S. Bankruptcy Court
411 W. Fourth Street
Santa Ana, CA 92701
Bin outside Room 126

☐ 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.

August 8, 2017

Michelle L. Arevalo

Date

Printed Name

Signature



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

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Laurel R Zaeske	lzaeske@brownrudnick.com

Christina M Coleman 1111 S Grand Ave Suite 101 Los Angeles, CA 90015 (Ret. Undeliverable x 3)	Cheryl Burrows 12352 Ragweed Street San Diego, CA 82129
Marcus & Millichap Real Estate Investment Services, Inc 19800 MacArthur Blvd #150 Irvine, CA 92612	Sauder Real Estate Inc. 940 West Foothill Boulevard Claremont, CA 91711
Marshack Hays LLP 870 Roosevelt Irvine, CA 92620	Janna Hickler 6737 East Ave. Rancho Cucamonga, CA 91786
Janna Hickler 915 W. Foothill Blvd., #355 Claremont, CA 91711	YIHE Real Estate Corporation (US) c/o Re/Max Advanced Realty 5823 Rosemead Blvd. Temple City, CA 91780
Squar, Milner, Peterson, Miranda & Williamson 4100 Newport Pl #300 Newport Beach, CA 92660	Kathy A. Dockery Chapter 13 Trustee 700 S. Flower St., Suite 1950 Los Angeles, CA 90071
Tenants at: 6737 East Avenue Rancho Cucamonga, CA 91786	