

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DAVID SEROR - Bar No. 67488 RYAN F. COY - Bar No. 324939 BG LAW LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: dseror@bg.law rcoy@bg.law <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry Simons, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: ROMULO LOERA, Debtor(s).	CASE NO.: 6:19-bk-18467-WJ CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 06/02/2022	Time: 1:00 pm
Location: 3420 Twelfth Street, Courtroom 304, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 05/19/2022

Description of property to be sold: Real property located at 808 Pepperwood Street, Colton, California 92324 (the "Property"), with a legal description in the County of San Bernardino, State of California as follows:

Lot 16 of Tract No. 10308 in the City of Colton, County of San Bernardino, State of California, as per map recorded in Book 147, Page(s) 73 to 75 inclusive of Maps in the Office of the County Recorder of San Bernardino County

Terms and conditions of sale: Sale of the Estate's right, title, and interest in the Property to Jose Pena, on an as-is, where-is, and without any warranties, express or implied, and without any contingencies pursuant to 11 U.S.C § 363(b) (1) and (f), free and clear of liens, claims, interests, and encumbrances, with such liens, interests, claims, and encumbrances to attach to the sale proceeds, net of expenses of sale, with the same priority and rights of enforcement as previously existed.

Proposed sale price: \$ 460,000.00

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): Submit overbid deposit of \$13,800.00 to Trustee's counsel as stated below.

Initial overbid on the Property must be no lower than \$465,000.00, with subsequent overbids to be made in increments of \$5,000.00. Overbidders must notify the Trustee's counsel at least 2 days before the hearing date of intention to overbid.

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

June 2, 2022 at 1:00 p.m. before the Honorable Wayne E. Johnson, United States Bankruptcy Judge, Courtroom 304, 3420 Twelfth Street, Riverside, California 92501-3819.

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

Attorneys for Larry Simons, Chapter 7 Trustee:

David Seror, Esq.; Ryan F. Coy, Esq.

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Date: 05/04/2022