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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>TODD A. FREALLY (SBN 198780)<br>TAF@LNBYB.COM<br>LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.<br>3403 Tenth Street, Ste. 709<br>Riverside, CA 92501<br>Telephone: (951) 784-4122<br>Facsimile: (951) 784-7143<br><br><input checked="" type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: A. Cisneros, Chapter 7 Trustee | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

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| In re:<br>GILBERT CASTRO RAMIREZ and PATRICIA M. RAMIREZ,<br><br><br><br><br><br><br><br><br><br>Debtor(s). | CASE NO.: 6:20-bk-14160-WJ<br>CHAPTER: 7<br><br><br><br><br><br><br><br><br><br><p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p> |
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| <b>Sale Date:</b> 07/27/2021  | <b>Time:</b> 1:00 pm |
| <b>Location:</b> U.S. Bankruptcy Court, Courtroom 304, 3420 Twelfth Street, Riverside, CA 92501 |                      |

**Type of Sale:**  Public  Private      **Last date to file objections:** 07/13/2021

**Description of property to be sold:**  
1) residential and commercial property located at 56400 Monroe Street, La Quinta, CA 92253  
2) a 2.8 acre lot located at 56302 Monroe Street, La Quinta, CA 92253  
3) the Debtors' interest in the convenience store and taco stand at the 56400 Monroe Street Property known as Kennedy Store, including liquor license, store equipment and inventory

**Terms and conditions of sale:** \_\_\_\_\_  
Condition of Property: Property purchased "as-is" without any representations or warranties of any kind  
Broker's Commissions: none  
Private sale, not subject to overbid

**Proposed sale price:** \$ 950,000.00

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): None  
\_\_\_\_\_  
\_\_\_\_\_

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

July 27, 2021  
\_\_\_\_\_  
1:00 p.m.  
\_\_\_\_\_  
U.S. Bankruptcy Court  
\_\_\_\_\_  
Courtroom 304  
\_\_\_\_\_  
3420 Twelfth Street  
\_\_\_\_\_  
Riverside, CA 92501  
\_\_\_\_\_

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

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Date: 07/06/2021

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

## 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: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067.

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 **July 6, 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:

- Julian K Bach Julian@Jbachlaw.com, julianbach@sbcglobal.net
- Arturo Cisneros arturo@mclaw.org, CACD\_ECF@mclaw.org
- Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com
- Caroline Djang caroline.djang@bbkllaw.com, laurie.verstegen@bbkllaw.com;wilma.escalante@bbkllaw.com
- Abram Feuerstein abram.s.feuerstein@usdoj.gov
- Todd A Frealy taf@lnbrb.com
- Todd S Garan ch11ecf@aldridgepите.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com
- Everett L Green everett.l.green@usdoj.gov
- Sheryl K Ith sith@cookseylaw.com, sith@ecf.courtdrive.com
- Cameron C Ridley Cameron.Ridley@usdoj.gov
- Joshua L Scheer jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com
- Najah J Shariff najah.shariff@usdoj.gov, USACAC.criminal@usdoj.gov
- Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com;shawsr91811@notify.bestcase.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- Reilly D Wilkinson rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com

**2. SERVED BY UNITED STATES MAIL:** On **July 6, 2021**, 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.

Hon. Wayne E. Johnson  
United States Bankruptcy Court  
3420 Twelfth Street, Suite 384  
Riverside, CA 92501

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 **July 6, 2021**, 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.

None.

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

2 July 6, 2021 Lisa Masse /s/ Lisa Masse  
3 Date Type Name Signature

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