

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  TODD FREALY (State Bar No. 198780) CHAPTER 7 TRUSTEE 3403 Tenth Street, Suite 709 Riverside, CA 92501 Telephone: (951) 784-4122 Facsimile: (951) 784-7143 Email: TAF@LNBYB.COM  <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re:  CHRIS DYER AND LAUREL DYER,  Debtor(s).	CASE NO.: 6:16-bk-18602-WJ CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 07/11/2017	<b>Time:</b> 1:00 pm
<b>Location:</b> Courtroom 304, 3420 Twelfth Street, Riverside, CA 92501	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 06/27/2017

**Description of property to be sold:**  
10160 Redwood Avenue, Fontana, California 92335 (the "Property").

**Terms and conditions of sale:** The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; 6% brokers' commission.

**Proposed sale price:** \$ 1,118,250.00

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):**

See attached Exhibit A

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

July 11, 2017 at 1:00 pm, Courtroom 304, 3420 Twelfth Street, Riverside, CA 92501

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

Todd Frealy  
Chapter 7 Trustee  
3403 Tenth Street, Suite 709  
Riverside, CA 92501  
Tele: 951-784-4122  
Fax: 951-784-7143  
E-mail: TAF@LNBYB.COM

Date: 06/15/2017

# **Exhibit A**

### **Exhibit A**

**Overbid Procedures:** (1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$5,000.00 above the Purchase Price, with each additional bid in increments of \$1,000.00; (3) overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Todd A. Frealy, Chapter 7 Trustee," in the amount of \$30,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least 7 calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchasers; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 30 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

## 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 Blvd., Suite 1700, Los Angeles, CA 90067

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*) **June 16, 2017**, I checked the CM/ECF docket for this bankruptcy case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Glen Dresser gombd@aol.com
- Dina Farhat farhatandassociates@gmail.com, farhatdina@yahoo.com;r57152@notify.bestcase.com
- Todd A. Frealy (TR) taitrustee@lnbyb.com, tfrealy@ecf.epiqsystems.com
- Sheryl K Ith sith@cookseylaw.com, sith@ecf.courtdrive.com
- Christina J O christinao@mclaw.org, CACD\_ECF@mclaw.org
- Ramesh Singh claims@recoverycorp.com
- Mary Ellmann Tang mtang@frenchlyontang.com, nblackwell@frenchlyontang.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **June 16, 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.

Honorable Wayne E. Johnson  
US Bankruptcy Ct - Central Dist of CA  
3420 Twelfth St, Ste 384 / Ctrm 304  
Riverside, CA 92501-3819

☐ 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.

June 16, 2017 Megan Wertz  
Date Printed Name

/s/ Megan Wertz  
Signature