

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Robert P. Goe - State Bar No. 173019 GOE FORSYTHE & HODGES LLP 17701 Cowan, Suite 210 Irvine, CA 92614 Telephone: (949) 798-2460 / Fax: (949) 955-9437 RGoe@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Juan Manuel Bernal, Debtor</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re:</p> <p>JUAN MANUEL BERNAL,</p> <p>Debtor(s).</p>		<p>CASE NO.: 8:23-bk-11421-SC CHAPTER: 11</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 06/05/2025	Time: 10:00 am
Location: 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/30/2025

Description of property to be sold:

Real property located at 1766 1st Street, La Verne, California 91750 ("Property")

Terms and conditions of sale:

The Property is being sold "as-is - where-is" and with no representations or warranties. The amount of \$680,000 for the Property plus two and three-quarter percent (2.75%) sale commission.

Proposed sale price: \$ 680,000.00

Overbid procedure (*if any*):

Potential overbidders must bid at least \$700,000 and then in increments of \$10,000 greater than the prior bid.

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

June 5, 2025 at 10:00 a.m.
United States Bankruptcy Court
411 West Fourth Street
Courtroom 5C
Santa Ana, CA 92701

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

Robert P. Goe, Esq.
GOE FORSYTHE & HODGES LLP
17701 Cowan, Suite 210
Irvine, CA 92614
T: (949) 798-2460 / F: (949) 955-9437
RGoe@goeforlaw.com

Date: 05/27/2025

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:
17701 Cowan, Suite 210, Irvine, CA 92614

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)* 05/27/2025, 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)* 05/27/2025, 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)* 05/27/2025, 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.

Honorable Scott Clarkson, USBC, 411 West Fourth Street, Suite 5185, Santa Ana, CA 92701

☐ 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.

05/27/2025
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

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

- Reem J Bello rbello@goeforlaw.com, kmurphy@goeforlaw.com
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- Fanny Zhang Wan Fanny.Wan@mccalla.com, mccallaecf@ecf.courtdrive.com
- Ernest A. Yazzetti ernest.yazzetti@mccalla.com

In re Juan Manuel Bernal
U.S.B.C. Case No. 8:23-bk-11421-TA

Debtor
Juan Manuel Bernal
fdba Bernal Capital Group
31391 Camino Sancho
San Juan Capistrano, CA 92675-5537

United States Trustee (SA)
411 W Fourth Street, Suite 7160
Santa Ana, CA 92701-4500

Chapter 11 Trustee

Arturo Cisneros
3403 Tenth Street, Suite 714
Riverside, CA 92501-3641

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Omaha, NE 68102-1593

Flagstar Servicing
PO Box 619063
Dallas, TX 75261-9063

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~~Troy, MI 48098-2639~~
Transferred 12-27-2024

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Rancho Cucamonga, CA 91730-5898

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Carlsbad, CA 92013-1207

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Los Angeles, CA 90030-0337

Tenant-Rental Property
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Rancho Cucamonga, CA 91701

Select Portfolio Servicing, Inc.
PO Box 65250
Salt Lake City, UT 84165-0250

State Board of Equalization
Account Information Group, MIC: 29
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Sacramento, CA 94279-0029

State of California Employment Dev
Bankruptcy Group MIC92E
PO Box 826880
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1766 First Street
La Verne, CA 91750

Tenant-Rental Property
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Pomona, CA 91768

Lonn Apfel
Crossroad Appraisal
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Rancho Cucamonga, CA 91737-8911

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Crum Lynne, PA 19022

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