

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TODD A. FREALY (SBN 198780) CHAPTER 7 TRUSTEE 3403 Tenth Street, Ste. 709 Riverside, California 92501 Telephone: (951) 784-4122 Facsimile: (951) 784-7143 Email: TAF@LNBYG.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: JERRY ARNOLD LA CUES, Debtor(s).	CASE NO.: 6:22-bk-12106-WJ CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/22/2024	Time: 1:00 pm
Location: Courtroom 304 at 3420 Twelfth Street, Riverside, California 92501	

Type of Sale: Public Private **Last date to file objections:** 10/08/2024

Description of property to be sold:
 The real property located at 1925 Scenic Ridge Drive, Chino Hills, CA 91709.

Terms and conditions of sale: The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; back to debtor Jerry Arnold La Cues

Proposed sale price: \$ 1,200,000.00

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):

The sale is not subject to overbid.

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

October 22, 2024 at 1:00 pm
Courtroom 304
3420 Twelfth Street, Riverside, California 92501

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

TODD A. FREALLY
CHAPTER 7 TRUSTEE
3403 Tenth Street
Riverside CA 92501
Tele: 951-784-4122
Fax: 951-784-7143
E-mail: TAF@LNBYG.COM

Date: 09/24/2024

PROOF OF SERVICE OF DOCUMENT

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I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

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 **September 24, 2024**, 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:

- Todd A. Frealy (TR) tafrustee@lnbyb.com, taf@trustesolutions.net
- Anthony A. Friedman aaf@lnbyg.com
- George Gonzalez gonzalez@rowemullen.com
- Rika Kido rkido@shulmanbastian.com, avernon@shulmanbastian.com
- Carmela Pagay ctp@lnbyg.com
- Don J Pool dpool@fennemorelaw.com, mmeister@fennemorelaw.com; clalonde@fennemorelaw.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL: On **September 24, 2024**, 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 Johnson United States Bankruptcy Court 3420 Twelfth Street, Suite 384 / Courtroom 304 Riverside, CA 92501-3819	Jerry Arnold La Cues 1925 Scenic Ridge Drive Chino Hills, CA 91709-0004
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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 **September 24, 2024**, 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.

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

September 24, 2024	D. Woo	/s/ D. Woo
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>

Darle Stone
9404 S. Claremont Avenue
Fowler, CA 93625

Agent for process of CPC
Crossroads L.P.
Milburn A. Matthews
30211 Avenida De Las Banderas, #
150
Rancho Santa Margarita, CA 92688

CPC-Crossroads L.P.
c/o Leonard M. Shulman, Esq.
Shulman Bastian Friedman & Bui LLP
100 Spectrum Center Drive, Suite 600
Irvine, CA 92618

Dr. Randy Karu
3608 Leicester Court
Claremont, CA 91711-1445

Dr. Randy Karu
1900 Royalty Drive, # 250
Pomona, CA 91767

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

Attorney General
United States Department of Justice
Ben Franklin Station
P. O. Box 683
Washington, DC 20044

Employment Development
Department
Bankruptcy Group MIC 92E
P. O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board Chief Counsel
c/o General Counsel Section
P.O. Box 1720, MS: A-260
Rancho Cordova, CA 95741-1720

Franchise Tax Board
Bankruptcy Section, MS: A-340
P. O. Box 2952
Sacramento, CA 95812-2952

William Morales
P.O. Box 3781
Rancho Cucamonga, CA 91729

Jasper Jones
c/o Law Offices of Jon Schuh, Jr.
300 Gear Street
Galena, IL 61036

Ernst Kueng
c/o Michael Coletti, Esq.
Law offices of Michael Coletti
Woodland Hills, CA 91367

State Bar of California
845 S. Figueroa Street
Los Angeles, CA 90017

Brett La Cues
c/o Martin J. Mullen
ROWE I MULLEN LLP
3636 Nobel Drive, Suite 215
San Diego, California 92122

Pamela La Cues
1925 Scenic Ridge
Chino Hills, CA 91709

Label Matrix for local noticing
0973-6
Case 6:22-bk-12106-WJ
Central District of California
Riverside
Tue Sep 24 15:26:35 PDT 2024

Don J. Pool
Fennemore Dowling Aaron
8080 N. Palm Ave, Third Floor
Fresno, CA 93711-5797

Ernst Kueng
c/o Michael Coletti
Los Angeles, CA 93016-0001

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

Jasper Jones
c/o Joh Schuh
300 Gear Street
Galena IL 61036-2510

John Schuh
300 Gear Street
Galena IL 61036-2510

McCormick, Barstow, Sheppard
17647 North Fresno Street
Fresno, CA 93720-0000

Michael Coletti, Esq.
5850 Canoga Avenue
Suite 400
Woodland Hills , CA 91367-6554

Pamela Ann La Cues
1925 Scenic Ridge Drive
Chino Hills, CA 91709-1004

Randy Karu
2058 Mills Ave #1007
Claremont CA 91711-2812

Ranjit Karu
360 Leicester Court
Claremont CA 91711

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

William Morales
PO Box 3781
Rancho Cucamonga CA 91729-3781

Clayton M. Corwin
c/o Shulman Bastian Friedman & Bui LLP
100 Spectrum Center Drive, Suite 600
Irvine, CA 92618-4969

Darle Stone
c/o Don Pool
8080 N. Palm Ave., Third Floor
Fresno, Ca 93711-5797

Jerry Arnold La Cues
1925 Scenic Ridge Drive
Chino Hills, CA 91709-1004

Todd A. Frealy (TR)
3403 Tenth Street, Suite 709
Riverside, CA 92501-3641

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

I. R. S.
P. O. Box 24017
Fresno, CA 93721-0000

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

	Desc
End of Label Matrix	
Mailable recipients	19
Bypassed recipients	2
Total	21