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| <p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Robert P. Goe - State Bar No. 173019<br/>                 Brandon J. Iskander<br/>                 GOE FORSYTHE &amp; HODGES LLP<br/>                 17701 Cowan, Suite 210<br/>                 Irvine, CA 92614<br/>                 Telephone: (949) 798-2460 / Fax: (949) 955-9437<br/>                 rgoe@goeforlaw.com<br/>                 biskander@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney<br/> <input checked="" type="checkbox"/> Attorney for: Larry D. Simons, Chapter 7 Trustee</p> | <p>FOR COURT USE ONLY</p> |
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

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| <p>In re:</p> <p>CHRISTINE DIANE MELENDEZ,</p> <p style="text-align: right;">Debtor(s).</p> | <p>CASE NO.: 6:23-bk-12456-RB<br/>CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p> |
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| <p><b>Sale Date:</b> 01/07/2025</p>   | <p><b>Time:</b> 11:00 am</p> |
| <p><b>Location:</b> 3420 Twelfth Street, Courtroom 303, Riverside, CA 92501</p> |                              |

**Type of Sale:**  Public  Private      **Last date to file objections:** 12/24/2024

**Description of property to be sold:** All the Estate's right, title, and interest in the realproperty located at 32330 Pink Carnation Court, Winchester, CA 92596-8800, Assessor's Parcel No. 476-202-025, legally described as:  
SEE ATTACHMENT

**Terms and conditions of sale:**

Buyers have offered \$699,900 to purchase the Property on an "As Is Where Is" without representations or warranties, express or implied. The sale is free and clear of liens, encumbrances, and interests and is subject to overbids.

**Proposed sale price:** \$ 699,900.00

**Overbid procedure (if any):**

The sale of the Property is subject to overbids with the initial overbid set at \$9,100 (or \$709,000) and further overbids at increments of \$2,000 unless altered by the Court.

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

January 7, 2025 at 11:00 a.m.  
United States Bankruptcy Court  
3420 Twelfth Street  
Courtroom 303  
Riverside, CA 92501

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

Brandon J. Iskander, Esq.  
GOE FORSYTHE & HODGES LLP  
17701 Cowan, Suite 210  
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T: (949) 798-2460 / F: (949) 955-9437  
biskander@goeforlaw.com

Date: 12/17/2024