CSD 2064 [08/01/24]

Court Telephone: (619) 557-5620
www.casb.uscourts.gov

Ronald E. Stadtmueller, Chapter 7 Trustee, #140720
10755 Scripps Poway Pkwy., #370
San Diego, CA 92131
(858) 564-9310

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF CALIFORNIA
325 West F Street, San Diego, California 92101-6991

In Re

ANDREW JAMES WARD

Debtor(s)

BANKRUPTCY NO. 26-01956-JBM7

TRUSTEE'S NOTICE OF PROPOSED AUCTION

TO THE DEBTOR, ALL CREDITORS, AND OTHER PARTIES IN INTEREST:

In accordance with FRBP 6004(a), notice is hereby given that the undersigned Trustee proposes to sell the following property at auction. The sale property may be viewed at the date, time, and location given below:

PROPERTY DESCRIPTION:
1 Vacant land lot in San Bernardino County, CA APN 0620-241-36 owned jointly with debtors brother who has consented to sale and will receive one-half of proceeds

VIEWING DATE, TIME, LOCATION:
preview inspection on Monday, October 19, 2026 from 10:00-4:00. At Fischer Auction Company, Inc. 880 Tavern Road, Alpine, CA 91901. Online auction access available via http://fischerauctions.proxibid.com

AUCTION DATE, TIME, LOCATION:
Fischer Auction Company, Inc. will conduct a public online auction on Tuesday, October 20, 2026 at 10am. At the Auctioneer's offices located at 880 Tavern Road, Alpine, CA 91901. Online auction access available via http://fischerauctions.proxibid.com

Any additional information concerning the property to be sold or any special terms or conditions of the sale may be obtained by contacting the Trustee.

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IF YOU OBJECT TO THE PROPOSED AUCTION:

1. **You are required** to obtain a hearing date and time from the appropriate Courtroom Deputy for the judge assigned to this bankruptcy case. Determine which deputy to call by looking at the Bankruptcy Case No. in the caption on Page 1 of this notice. If the case number is followed by the letters:

-	CL	-	call (619) 557-6019	-	DEPARTMENT ONE (Room 218)
-	JBM	-	call (619) 557-5157	-	DEPARTMENT TWO (Room 118)
-	LT	-	call (619) 557-5157	-	DEPARTMENT THREE (Room 129)

2. **Within 21[1] days from the date of this notice**, you are further required to serve a copy of your **Declaration in Opposition to the Proposed Auction** and separate **Request and Notice of Hearing** [Local Form CSD 1184] upon the undersigned trustee, together with any opposing papers. A copy of these documents must also be served upon the United States Trustee at 880 Front Street, Suite 3230, San Diego, CA 92101. The opposing declaration must be signed and verified in the manner prescribed by FRBP 9011, and the declaration must:

   a. identify the interest of the opposing party; and

   b. state, with particularity, the factual and legal grounds for the opposition.

3. **You must** file the original of the Declaration and Request and Notice of Hearing with proof of service with the Clerk of the U.S. Bankruptcy Court at 325 West F Street, San Diego, California 92101-6991, no later than the next business day following the date of service.

If you fail to serve your "Declaration in Opposition to the Proposed Auction" and "Request and Notice of Hearing" within the 21-day[1] period provided by this notice, **no hearing will take place**, you will lose your opportunity for hearing, and the moving party may proceed to take the intended action.

Dated: September 10, 2026

/s/ Ronald E. Stadtmueller

Chapter 7 Trustee
Address: 10755 Scripps Poway Pkwy., #370
San Diego, CA 92131

Phone No.: 858-564-9310
E-mail: RonStadtmueller@aol.com

[1]Depending on how you were served, you may have additional time for response. See FRBP 9006.