

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: MARCUS ALBERT ROMERO and NATALIE VICTORIA ROMERO, Debtor(s).	CASE NO.: 6:22-bk-12942-RB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 05/19/2026	Time: 11:00 am
Location: Courtroom 303 at 3420 Twelfth Street, Riverside, California 92501	

Type of Sale: Public Private **Last date to file objections:** 05/05/2026

Description of property to be sold:
 The real property located at 45118 Riverstone Court, Temecula, CA 92592.

Terms and conditions of sale: The property shall be sold "as is" and "where is" and without any representation or warranty, express or implied; 4% brokers' commission.

Proposed sale price: \$ 1,175,000.00

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):

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:

May 19, 2026 at 11:00 am
Courtroom 303
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: 04/23/2026

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 written authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$5,000 above the Purchase Price, with minimum additional bid in increments of at least \$1,000; (3) overbidders (except for the Purchasers) must deliver a deposit to the Trustee by way of cashier's check made payable to "Todd Frealy, Chapter 7 Trustee" in the amount of \$10,000 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee **prior to the hearing on the Motion**; (4) overbidders must purchase the Property on the same terms and conditions as the Purchasers, and, if successful, will be required to execute a purchase agreement with no contingencies, with the same terms and conditions that Purchasers currently have in escrow; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 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 (as applicable).

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 **April 24, 2026**, 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:

- Max Casal mcasal@shulmanbastian.com, avernon@shulmanbastian.com
- Abram Feuerstein abram.s.feuerstein@usdoj.gov
- Todd A. Frealy (TR) taftrustee@lnbyb.com, taf@trustesolutions.net
- Anthony A. Friedman aaf@lnbyg.com
- Everett L Green everett.green@squirepb.com
- Ali Matin ali.matin@usdoj.gov
- Carmela Pagay ctp@lnbyg.com
- Vincent Renda vr@pinlegal.com, ld@pinlegal.com
- Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com;shawsr91811@notify.bestcase.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- Reilly D Wilkinson rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com
- Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

2. SERVED BY UNITED STATES MAIL: On **April 24, 2026**, 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 Magdalena Reyes Bordeaux
U.S. Bankruptcy Court
3420 Twelfth Street, Suite 365
Riverside, CA 925010

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 **April 24, 2026**, 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.

April 24, 2026	Vanina Ivanova	/s/ Vanina Ivanova
Date	Type Name	Signature