

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Alla Tenina, Esq. - SBN 224767 TENINA LAW, APC 15250 Ventura Blvd, Suite 1200 Sherman Oaks, CA 91403 Phone: (213)596-0265 Fax: (818)928-6880 E-Mail: alla@teninalaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Kirk S. Dean & Regina Ivette Bush-Dean</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>			
<p>In re: KIRK SEAN DEAN and REGINA IVETTE BUSH-DEAN,</p> <p>Debtor(s).</p>		<p>CASE NO.: 6:23-bk-13158-RB CHAPTER: 11</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 08/07/2025	Time: 2:00 pm
Location: Courtroom 303, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 07/24/2025

Description of property to be sold:

Real Property Commonly Known as 13633 Smokestone Street, Rancho Cucamonga, CA 91739 ("Property")

Terms and conditions of sale:

The Property will be sold "as-is" without any representations or warranties of any kind whatsoever.

Proposed sale price: \$ 1,046,749.00

Overbid procedure (if any):

See attached overbidding procedures.

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

August 7, 2025, at 2:00 p.m.

United States Bankruptcy Court, Central District of California, Riverside Division

Courtroom 303, 3420 Twelfth Street, Riverside, CA 92501

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

Alla Tenina, Esq. - SBN 224767

TENINA LAW, APC

15250 Ventura Blvd, Suite 1200

Sherman Oaks, CA 91403

Phone: (213)596-0265

Fax: (818)928-6880

E-Mail: alla@teninalaw.com

Date: 07/17//2025

OBERBIDDING PROCEDURES

(1) any person interested in submitting an overbid on the Property must attend the sale or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$10,000.00 above the Purchase Price of \$1,050,000.00 with each additional bid in increments of \$10,000.00; (3) overbidders must deliver a deposit to the Debtors' counsel by way of cashier's check made payable to "Alla Tenina, Esq. client trust account" in the amount of \$220,000.00 which equals the Purchaser's original deposit of \$10,000.00 plus \$200,000.00 in balance of downpayment plus the initial overbid of \$10,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Debtors, at least 2 calendar days prior to the sale date; (4) overbidders shall buy the Property "as is" without any representations or warranties of any kind; (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 Debtors shall be authorized to proceed with the sale to the next highest overbidder. Notwithstanding the foregoing, the Debtors may in their discretion accept overbids from parties presented at the hearing if they determine the above conditions as to proof of funds and showing an ability to close are satisfied.

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:

15250 Ventura Blvd, Suite 1200
Sherman Oaks, CA 91403

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)* 07/17/2025, 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)* 07/17/2025, 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.

U.S. Bankruptcy Court
Honorable Magdalena Reyes Bordeaux
3420 Twelfth Street, Suite 365
Riverside, CA 92501-3819

☒ Service information continued on attached page

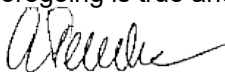
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those 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.

☐ 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.

07/17/2025
Date

Alla Tenina
Printed Name


Signature

- **Bradford Barnhardt** bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- **Steven Casselberry** Steve.Casselberry@procopio.com, asc@procopio.com; emily.marsh@procopio.com; calendaringbankruptcy@procopio.com
- **Abram Feuerstein** abram.s.feuerstein@usdoj.gov
- **Todd S. Garan** chl1ecf@aldridgepite.com, TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- **David B Golubchik** dbg@lnbyg.com, dbg@lnbyg.com
- **Everett L Green** everett.l.green@usdoj.gov
- **Sheryl K Ith** sith@cookseylaw.com
- **Tinho Mang** tmang@marshackhays.com, tmang@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **Richard A Marshack** rmarshack@marshackhays.com, lbuchananmh@ecf.courtdrive.com; rmarshack@ecf.courtdrive.com; alinares@ecf.courtdrive.com
- **Ali Matin** ali.matin@usdoj.gov
- **Randall P Mroczynski** randym@cookseylaw.com
- **Alla Tenina** alla@teninalaw.com, jenny@teninalaw.com; aguilar.jenniferb119499@notify.bestcase.com
- **United States Trustee (RS)** ustpregion16.rs.ecf@usdoj.gov
- **Larry Yip** lyip@lciinc.com

Label Matrix for local noticing
0973-6

Case 6:23-bk-13158-RB

Central District of California
Riverside

Thu Jul 17 15:34:12 PDT 2025

Marshack Hays Wood LLP
870 Roosevelt
Irvine, CA 92620-3663

Riverside Division
3420 Twelfth Street,
Riverside, CA 92501-3819

Capital One
PO Box 31293
Salt Lake City, UT 84131-0293

Citicards CBNA
5800 South Corporate Place
Sioux Falls, SD 57108-5027

(p)FIRST NATIONAL BANK OF OMAHA
1620 DODGE ST
STOP CODE 3113
OMAHA NE 68102-1593

JP Morgan Chase
301 N Walnut St
Floor 09
Wilmington, DE 19801-3971

JP Morgan Chase/Marriott
P.O. Box 15298 , DE
Wilmington, DE 19850-5298

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson, Anschutz, Schneid,
& Crane LLP
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

Michael Medkiff
8939 S. Sepulveda Blvd, Suite 102
Los Angeles, CA 90045-3605

Chino Commercial Bank, N.A.
14245 Pipeline Avenue
Chino, CA 91710-5639

Synergy One Real Estate
C/O Tony Nelson
2980 Inland Empire Blvd., Ste 100
Ontario, CA 91764-6532

6711 Chappel, LLC, a Delaware LLC
3524 Silverside Rode
Wilmington, DE 19810-4929

Chino Commercial Bank
14245 Pipeline Ave.
Chino, CA 91710-5639

Deutsche Bank National Trust Co. Trustee (Se
c/o Specialized Loan Servicing LLC
6200 S. Quebec St., Suite 300
Greenwood Village, Colorado 80111-4720

Great American Pool Care Partnership
8939 S. Sepulveda Blvd., Suite 102
Los Angeles, CA 90045-3605

JP Morgan Chase
301 N. Walnut St.
Wilmington, DE 19801-3971

JP Morgan Chase/United
PO Box 294
Carol Stream, IL 60197-6294

Jaime Wright, Esq.
8939 S. Sepulveda Blvd, Suite 102
Los Angeles, CA 90045-3605

Mr Cooper/Nationstar
MR. COOPER
PO BOX 60516
CITY OF INDUSTRY, CA 91716-0516

Deutsche Bank National Trust Company, as Tru
Deutsche Bank National Trust Company, as
14841 Dallas Parkway, Suite 350
Dallas, TX 75254-7685

Zarmi Law
8950 W. Olympic Blvd, Ste 533
Beverly Hills, CA 90211-3561

American Pool Care Partnership
c/o David Golubchik, Esq. (LNEY&G)
2818 La Cienega Ave.
Los Angeles, CA 90034-2618

Citibank, N.A.
5800 S Corporate Pl
Sioux Falls, SD 57108-5027

Deutsche Bank National Trust Company
c/o Shellpoint Mortgage Servicing
P.O. Box 10826
Greenville, SC 29603-0826

Great American Pool Partnership
c/o S.B.S Trust Deed Network
31194 LA Baya Drive #106
Thousand Oaks, CA 91362-6426

JP Morgan Chase/Marriott
P.O. Box 15298
Wilmington, DE 19850-5298

JPMorgan Chase Bank, N.A.
c/o Robertson, Anschutz, Schneid,
& Crane LLP
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

(p)JEFFERSON CAPITAL SYSTEMS LLC
PO BOX 7999
SAINT CLOUD MN 56302-7999

Mr Cooper/Nationstar
P.O. Box 60516
City of Industry, CA 91716-0516

New Residential Mortgage Loan Trust 2014-3

C/O Nationstar Mortgage LLC

Attn: Bankruptcy Dept.

PO Box 619096

Dallas TX 75261-9096

Peoples Bank

9204 Columbia Ave

Bldg B

Munster, IN 46321-3571

Peoples Bank

9204 Columbia Ave., Building B

KS 66321

Main Document Page 7 of 8

Renter of 717 Center Street

717 W. Center St.

Pomona, CA 91768-3504

Renter of 719 W. Center St.

719 W. Center St.

Pomona, CA 91768-3504

Renter of 721 Center Street

721 W. Center St

Pomona, CA 91768-3504

Renter of 723 Center Street

723 W. Center St.

Pomona, CA 91768-3504

SYNCB/PPC/PayPal Credit

2211 N 1st St

San Jose, CA 95131-2021

Specialized Loan Servicing

6200 S. QUEBEC ST.

STE. 300

GREENWOOD VILLAGE, CO 80111-4720

Specialized Loan Servicing

6200 S. Quebec St., Ste 300

Englewood, CO 80111-4720

TD Auto Finance

PO Box 100295

Columbia, SC 29202-3295

TD Auto Finance

TD Auto Finance

PO Box 100295

Columbia, SC 29202-3295

TD Bank, N.A., succ in interest to TD Auto F

P.O. Box 16041

Lewiston, ME 04243-9523

The Elon Group Unlimited

7349 Milliken Ave. #140-60

Rancho Cucamonga, CA 91730-7435

(p)US BANK

PO BOX 5229

CINCINNATI OH 45201-5229

U.S. Small Business Administration

Processing and Disbursement

Center

14925 Kingsport Road

Fort Worth, TX 76155-2243

U.S. Small Business Administration/CESC

14925 Kingsport Road

Fort Worth, TX 76155-2243

US Small Business Administration

409 3rd Street SW

Washington, DC 20416-0002

US Small Business Administration

409 3r Street SW

Washington, DC 20416-0005

United States Trustee (RS)

3801 University Avenue, Suite 720

Riverside, CA 92501-3255

Alla Tenina

15250 Ventura Bl., Ste. 1200

Sherman Oaks, CA 91403-3205

Alla Tenina

Tenina Law, APC

15250 Ventura Blvd. Suite 1200

Sherman Oaks, CA 91403-3205

Kirk Sean Dean

13633 Smokestone St.

Rancho Cucamonga, CA 91739-2033

Regina Ivette Bush-Dean

13633 Smokestone St.

Rancho Cucamonga, CA 91739-2033

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).

FNB Omaha

PO Box 3412

Omaha, NE 68197

(d)First National Bank of Omaha

1620 Dodge St Stop Code 3113

Omaha, NE 68197

Jefferson Capital Systems LLC

Po Box 7999

Saint Cloud MN 56302-9617

U.S. Bank National Association
Bankruptcy Department
PO Box 108
Saint Louis MO 63166-0108

(d)US Bank
Main Document
Bankruptcy Department
PO Box 108
Saint Louis, MO 63166-0108

Page 8 of 8

(d)US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

(u)Courtesy NEF

(u)Great American Pool Care

(u)TD Bank, N.A., successor in interest to TD

(d)Citibank, N.A.
5800 S. Corporate Pl.
Sioux Falls, SD 57108-5027

(d)Great American Pool Partnership
c/o S.B.S. Trust Deed Network
31194 LA Baya Drive #106
Thousand Oaks, CA 91362-6426

(u)JP Morgan Chase/United
PO BOX 6294

(d)Jaime Wright, Esq.
8939 S. Sepulveda Blvd., Suite 102
Los Angeles, CA 90045-3605

(d)SYNCB/PPC/PayPal Credit
2211 N. 1st St.,
San Jose, CA 95131-2021

(d)chino commercial bank
14245 Pipeline Ave
Chino, CA 91710-5639

End of Label Matrix

Mailable recipients	53
Bypassed recipients	9
Total	62