

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address John P. Pringle, SBN 072300 Michelle A. Marchisotto, SBN 181906 ROQUEMORE, PRINGLE & MOORE, INC. 13300 Crossroads Parkway North Suite 185 City of Industry, CA 91746 Tel. No. (323) 724-3117 Fax No. (323) 724-5410 mmarchisotto@rpmlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Todd A. Frealy, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: JOSHUA TONGCO, Debtor(s).	CASE NO.: 6:23-bk-14734-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: 3420 Twelfth Street, Courtroom 303, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 05/06/2026

Description of property to be sold:
 Real Property located at 5016 Corral Ct., Rancho Cucamonga, CA 91737 (the "Real Property")

Terms and conditions of sale:
 Real Property is being sold "as is" without any warranties, whatsoever.

Proposed sale price: \$ 1,830,000.00

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): Bidder must be qualified and must notify Trustee's counsel and make a deposit of \$183,000.00 by cashier's or bank check payable to the Trustee & tender to the Trustee's counsel at least one week before the sale hearing along with a pre-approved loan letter. All overbids must be in increments of no less than \$1,000.00.

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

Date: May 19, 2026

Time: 11:00 a.m.

Location:

3420 Twelfth Street, Courtroom 303

Riverside, CA 92501

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

Michelle A. Marchisotto, SBN 181906

ROQUEMORE, PRINGLE & MOORE, INC.

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Date: April 14, 2026