

Debtor(s).

**Location:** Courtroom 303, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

**Overbid procedure (if any):** Initial overbid of \$500,000, minimum bid increments thereafter shall be \$1,000.00 Overbid must be in writing and received by the Trustee on or before 5:00 pm (California time) on July 1, 2025 Certified funds of a minimum of \$17,400.00 must be delivered. (See attached for more information).

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

July 15, 2025 at 9:30 a.m.  
United States Bankruptcy Court  
Courtroom 303  
3420 TWelfth Street  
Riverside, CA 92501

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

Thomas J. Polis, Esq. (SBN 119326)  
Polis & Associates, APLC  
19800 MacArthur Blvd., Suite 1000  
Irvine, CA 92612  
Telephone: (949) 862-0040  
Facsimile: (949) 862-0041  
Email: tom@polis-law.com

Date: 06/23/2025

## 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:  
19800 MacArthur Blvd., Suite 1000, Irvine, CA 92612

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)* 06/23/2025, 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:

see attached

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 06/23/2025, 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.

see attached

☒ 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.

06/23/2025  
*Date*

Cristina Allen  
*Printed Name*

/s/ Cristina Allen  
*Signature*

**CONTINUED PROOF OF SERVICE OF DOCUMENT**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**

**Lynda T. Bui (TR)** trustee.bui@shulmanbastian.com, C115@ecfcbis.com  
**Joseph C Delmotte** ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com; jdelmotte@aldridgepite.com  
**Raffi Khatchadourian** raffi@hemar-rousso.com  
**Keith Q Nguyen** keith.attorney@gmail.com, atlantislaw.ecf@gmail.com  
**Thomas J Polis** tom@polis-law.com, paralegal@polis-law.com; r59042@notify.bestcase.com  
**United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov

**2. SERVED BY U.S. MAIL:**

Hon. Magdalena Reyes Bordeaux, US Bankruptcy Court, 3420 Twelfth Street, Suite 365, Riverside, CA 92501  
Debtor, Hugo Leon, 14181 Southwood Dr. Fontana, CA 92337  
Debtor's Counsel, Keith Nguyen, Atlantis Law Firm, 10604 Trademark Pkwy N, #300, Rancho Cucamonga, CA 91730  
Shemuyl Leon, 14181 Southwood Dr. Fontana, CA 92337  
Shemuyl Leon as Trustee of The Aryshem Living Trust, 14181 Southwood Dr. Fontana, CA 92337

\*\*See attached for additional service list

BUYER'S AGENT	BROKERAGE	ADDRESS 1	ADDRESS 2	BUYER NAME	
Shaohan Hua	TopSky Realty, Inc.	1990 MacArthur Blvd. #1120	Irvine, CA 92612	Shenjiang He-Cheng	
Zach Burgnon	Coldwell Banker Home Source	18484 Highway 18, Suite 150	Apple Valley, CA 92307	WH4, LLC	
Joel Villegas	Ponce & Ponce Realty	2086 S E Street	San Bernardino, CA 92408	Everardo Angel Nogales, Alicia Marie Angel	
Livier Becerra	Homequest Real Estate	14772 Pipeline Ave. Ste C	Chino Hills, CA 91709	Yamandu C. Rodriguez Nava, Sandra Gonzalez Soto	
Brian Huaman	Mpire Estates	8047 Day Creek Blvd.	Rancho Cucamonga, CA 91739	Ricardo Huaman	
Rosemary Tom	Anomaly Real Estate	8599 Haven Ave., Suite 306	Rancho Cucamonga, CA 91730	Muhammad Ali	
Honglian Yang	JC Pacific Corp	8 Corporate Park #100	Irvine, CA 92606	Ziru Wu, Yuezhu Kuang	
Eric West	Eric West & Associates Realty	444 Ocean Blvd., 8th Floor	Long Beach, CA 90802	Pointbase LLC	
Carlos Magdaleno	Investment Realty Homes & Loans	3450 Bonita Rd.	Chula Vista, CA 91910	webuyproperties.com	
Claudia Gil	Redfin Corporation	1260 Corona Point Court, Suite 306	Corona, CA 92879	Joey Hu, Huaping Zhang	
	Oakwood Investment Group LLC	1404 21st Street, Suite R	Sacramento, CA 95811	Oakwood Investment Group LLC	
David Limon	Your Home Selling Pros	24930 Washington Ave. 860	Murrieta, CA 92562	Marcos Munoz, Wenwen Yang	
Jagjit Singh Reen	Coldwell Banker Dynasty	9228 Las Tunas Dr.	Temple City, CA 91780	Gagandeep Singh Bedi	
Shirley Ann Bell	Excellence Real Estate Victorville	15397 Palmdale Road, Suite A	Victorville, CA 92392	Devon Rivers, Brian Arana	
Naidy Sonia Nova Ceja	Legacy Realty Group, Inc.	1817 H St.	Modesto, CA 95341	Omar Nunez	
Julia Yang	Partner Real Estate	8932 Mission Dr., Suite 102	Rosemead, CA 91770	Valentina Buckovska	
Albert Harmon	New Western	355 E/ Romcpm St., Suite 100	Corona, CA 92879	S8R Empire LLC	
Maria Uribe	Millenium Homes and Estates	9333 Baseline Ave., Suite 120	Rancho Cucamonga, CA 91730	Carol Pacheco	
Roland Hernandez	Keller Williams Realty SELA	8255 Firestone Blvd. #100	Downey, CA 90241	YOLI Enterprises LLC	

Label Matrix for local noticing

0973-6

Case 6:23-bk-14843-WJ

Central District of California

Riverside

Thu Feb 1 12:24:37 PST 2024

Biehl & Biehl

PO Box 87410

Carol Stream, IL 60188-7410

Riverside Division

3420 Twelfth Street,

Riverside, CA 92501-3819

Capital One

Po Box 31293

Salt Lake City, UT 84131-0293

Amex

P.O. Box 981537

El Paso, TX 79998-1537

Capital One Bank Usa N

Po Box 31293

Salt Lake City, UT 84131-0293

Ccb/Orbitz

Po Box 182120

Columbus, OH 43218-2120

Ccb/Tyvisa

P.O. Box 183003

Columbus, OH 43218-3003

Citibank, N.A.

C/O The Moore Law Group

3710 S Susan St, Ste 210

Santa Ana, CA 92704-6956

Citicards Cbna

Po Box 6217

Sioux Falls, SD 57117-6217

Dnf Assoc

2351 N Forest Road

Getzville, NY 14068-9902

Enhanced Recovery Co L

Po Box 57547

Jacksonville, FL 32241-7547

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Fb&T/Mercury

Po Box 84064

Columbus, GA 31908-4064

First Home Bank

C/O BayFirst National Bank

700 Central Ave

Saint Petersburg, FL 33701-3631

(p)HY CITE ENTERPRISES LLC

3252 PLEASANT VIEW ROAD

MIDDLETON WI 53562-4840

Intercoastal Financial Llc

7954 Transit Rd #136X

Williamsville, NY 14221-4117

(p)JEFFERSON CAPITAL SYSTEMS LLC

PO BOX 7999

SAINT CLOUD MN 56302-7999

Kabbage

C/O Lincoln & Morgan

600 W Broadway

Ste 700

San Diego, CA 92101-3370

Kohls/capone

Po Box 3115

Milwaukee, WI 53201-3115

Lincoln & Morgan

600 W Broadway Ste 700

San Diego, CA 92101-3370

(p)DSNB MACY S

CITIBANK

1000 TECHNOLOGY DRIVE MS 777

O FALLON MO 63368-2239

Midland Credit Managem

320 East Big Beaver

Troy, MI 48083-1271

Nordstrom/td Bank Usa

13531 E. Caley Ave

Englewood, CO 80111-6504

On Deck Capital Inc.

C/O Gurstel Law Firm, PC

3914 Murphy Canyon Rd.

Ste A162

San Diego, CA 92123-4415

On Deck Capital, Inc.

C/O Gurstel Law Firm

3914 Murphy Canyon Rd, Ste A162

San Diego, CA 92123-4415

Pennymac Loan Services

6101 Condor Dr Ste 200

Moorpark, CA 93021-2602

Pennymac Loan Services

Po Box 514387

Los Angeles, CA 90051-4387

Portfolio Recov Assoc

120 Corporate Blvd Ste 100

Norfolk, VA 23502-4952

Quantum3 Group LLC as agent for

Crown Asset Management LLC

PO Box 788

Kirkland, WA 98083-0788

Quantum3 Group LLC as agent for  
Velocity Investments LLC  
PO Box 788  
Kirkland, WA 98083-0788

Royal Prst  
333 Holtzman Rd  
Madison, WI 53713-2109

Sears/Cbna  
13200 Smith Rd  
Cleveland, OH 44130-7802

Syncb/Carecr  
C/O Po Box 965036  
Orlando, FL 32896-0001

Syncb/Jcp  
Po Box 965007  
Orlando, FL 32896-5007

Syncb/Livspc  
C/O Po Box 965036  
Orlando, FL 32896-0001

Syncb/Peac  
C/O P.O. Box 965036  
Orlando, FL 32896-5036

Syncb/Ppc  
Po Box 965005  
Orlando, FL 32896-5005

Syncb/Walmart  
Attn: Bankruptcy  
PO Box 965064  
Orlando, FL 32896-5064

Syncb/lowes  
Po Box 956005  
Orlando, FL 32896-0001

TD Retail Card Services  
c/o Creditors Bankruptcy Service  
P.O. Box 800849  
Dallas, TX 75380-0849

Td Bank Usa/targetcred  
Po Box 673  
Minneapolis, MN 55440-0673

Tdrcs/Samsung  
1000 Macarthur Blvd  
Mahwah, NJ 07430-2035

The Bureaus Inc  
650 Dundee Road  
Northbrook, IL 60062-2747

The Moore Law Group  
3710 S. Susan St.  
Ste 210  
Santa Ana, CA 92704-6956

The Moore Law Group APC  
PO Box 25145  
Santa Ana, CA 92799-5145

Toyota Motor Credit  
Po Box 9786  
Cedar Rapids, IA 52409-0004

US Dept of Ed/glelsi  
2401 International Lane  
Madison, WI 53704-3121

United States Trustee (RS)  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255

(p)USCB INC  
ATTN ADMIN  
355 S GRAND AVENUE 32ND FLOOR  
LOS ANGELES CA 90071-1550

Wells Fargo  
Credit Bureau Dispute Resoluti  
Des Moines, IA 50306

Wf Crd Svc  
Po Box 14517  
Des Moines, IA 50306-3517

Hugo Leon  
14181 Southwood Dr.  
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Keith Q Nguyen  
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Lynda T. Bui (TR)  
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3550 Vine Street, Suite 210  
Riverside, CA 92507-4175

Hy Cite/royal Prestige

333 Holtzman Rd

Madison, WI 53713

Jefferson Capital Syst

16 Mclelland Rd

Saint Cloud, MN 56303

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Macys/dsnb

Po Box 8218

Mason, OH 45040

Uscb America

355 S Grand Ave Ste 3200

Los Angeles, CA 90071

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

(u)Courtesy NEF

End of Label Matrix

Mailable recipients 54

Bypassed recipients 1

Total 55