

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Thomas J. Polis, Esq. (SNB 119326)
Polis & Associates, APLC
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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Chapter 7 Trustee, Lynda T. Bui

In re:

Hugo Leon,

CASE NO.: 6:23-bk-14843-RB

CHAPTER: 7

Debtor(s).

AMENDED

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/15/2025

Time: 11:00 am

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

Last date to file objections: 07/01/2025

Residential real property located at 14181 Southwood Drive, Fontana, CA 92337

See attached Sale Motion.

Proposed sale price: \$ 495,000.00

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

AMENDED

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)* 06/24/2025, 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)* 06/24/2025, 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.

06/24/2025
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

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

Amex
P.O. Box 981537
El Paso, TX 79998-1537

Biehl & Biehl
PO Box 87410
Carol Stream, IL 60188-7410

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

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.
Fontana, CA 92337-2726

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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

Page 8 of 8

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