

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  D. EDWARD HAYS, #162507 ehays@marshackhays.com LAILA RAIS, #311731 lrais@marshackhays.com BRADFORD N. BARNHARDT, #328705 bbarnhardt@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor-in-Possession, WAGNER A. LEMUS	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b>	
In re: WAGNER A. LEMUS,          Debtor(s).	CASE NO.: 6:23-bk-15118-SC CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> July 1, 2025	<b>Time:</b> 10:00 a.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 5C, 411 W. Fourth Street, Santa Ana, CA 92701 Please refer to the Court's website for more details.	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** June 17, 2025  
Real Property commonly known as 4510 and 4512 W. 167th Street, Unit A, Unit B,  
**Description of property to be sold:** and Unit C, Lawndale, CA 90260  
APN: 4081-019-017), legal description contained in the Sale Motion filed on June 10, 2025, as Dk. No. 180.

**Terms and conditions of sale:** The terms and conditions of the proposed sale, including the price and all contingencies:  
The proposed sale is as-is, where-is, and with all faults, subject to overbid. Earnest money deposit \$25,000.00.

**Proposed sale price:** \$810,000.00

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):** Any person or entity interested in purchasing Property must serve the Debtor his counsel, and his agents, no later than the commencement of the scheduled hearing on the sale motion. Any Overbid must provide for a minimum purchase price of at least \$820,000.00. Any Overbid must be accompanied by a deposit of \$25,000.00 in certified funds. See sale motion for further details.

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

July 1, 2025 at 11:00 a.m.

United States Bankruptcy Court, Central District of California

Riverside Division

411 W. Fourth Street, Santa Ana, CA 92701

Courtroom 5C

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

Clarence Yoshikane & Jennifer Toyama

clarence.yoshikane@gmail.com // j\_toyama@verizon.net

714) 606-5765

D. Edward Hays - ehays@marshackhays.com

Laila Rais - lrais@marshackhays.com

Bradford N. Barnhardt - bbarnhardt@marshackhays.com

Marshack Hays Wood LLP - (949) 333-7777

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Date: June 10, 2025