

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Leonard M. Shulman – Bar No. 126349 Melissa Davis Lowe – Bar No. 245521 SHULMAN BASTIAN FRIEDMAN BUI & O’DEA LLP 100 Spectrum Center Drive, Suite 600 Irvine, California 92618 Telephone: (949) 340-3400 Facsimile: (949) 340-3000 Email: LShulman@shulmanbastian.com MLowe@shulmanbastian.com ☐ Individual appearing without attorney ☒ Attorney for: Lynda T. Bui, Chapter 7 Trustee		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION			
In re: WILFREDO RAMOS, Debtor(s).		CASE NO.: 6:24-bk-16575-SY CHAPTER: 7	
		NOTICE OF SALE OF ESTATE PROPERTY	

Sale Date: 12/11/2025	Time: 9:30 am
Location: United States Bankruptcy Court, Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 11/26/2025

Description of property to be sold: Real property located at 30110 Redding Avenue, Murrieta, California 92563

Terms and conditions of sale: See attached Sale Motion

Proposed sale price: \$845,000.00

Overbid procedure (if any): See attached Sale Motion

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

December 11, 2025 at 9:30 a.m.

United States Bankruptcy Court

Courtroom 302, 3420 Twelfth Street

Riverside, CA 92701

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

Melissa Davis Lowe, Esq.

Shulman Bastian Friedman Bui & O'Dea LLP

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Date: 11/20/2025