

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
NATHAN F. SMITH, #264635 MALCOLM CISNEROS, A Law Corporation 4 Venture, Suite 39 Irvine, California 92618 Phone: (949) 252-9400 Fax: (949) 252-1032 Email: nathan@mclaw.org	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, A. Cisneros	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: CHARLES WILLIAM BROWN	CASE NO.: 6:25-bk-11226-SY
	CHAPTER: 7
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/04/2026	Time: 9:30 am
Location: Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501-3819	

Type of Sale: Public Private **Last date to file objections:** 05/21/2026

Description of property to be sold:
32320 Cody Avenue, Thousand Palms, California 92276 – Assessor's Parcel Number 693073003

Terms and conditions of sale:
As is - where as; Closing not later than thirty (30) days after Bankruptcy Court approval of the sale; Subject to Approval and Jurisdiction of the U.S. Bankruptcy Court. Please see contact information below for further details.

Proposed sale price: \$ 95,000.00

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): See Exhibit "1"

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

Date: June 4, 2026

Time: 9:30 AM

Place: United States Bankruptcy Court Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501-3819

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

Marianne VanBroekhoven-Bross

Bennion Deville Homes

74-910 Highway 111

Indian Wells, CA 92210

Phone: (760) 578-5423

e-mail: marianne.bross@gmail.com

Date: 05/13/2026

Exhibit 1

Proposed Overbid Procedures

In order to obtain the highest and best offer for the benefit of creditors of the Estate, Trustee proposes that the following overbid procedures be approved. Notice is being provided of the opportunity for overbidding to all interested parties in this matter:

- a. Only Qualified Bidders may submit an overbid. A "Qualified Bidder" is one who provides a financial statement, credit report, and such business and banking references as are required in Trustee's reasonable discretion, sufficient to assure Trustee of the bidder's ability (based on availability of financing, experience or other conditions) to consummate the purchase of the Property, and one who can consummate the purchase of the Property on the same terms and conditions, other than price, as those proposed in the Offer.
- b. Each bid must be received by Trustee and his counsel no later than 2 business days prior to the hearing.
- c. The initial overbid must be at least \$100,000 and accompanied by a deposit of \$3,000 and proof of (i) funds, (ii) that there is no financing contingency, and (iii) ability to timely close. Thereafter bidding shall continue in increments of \$1,000.
- d. Each bid must be non-contingent, and on the same terms and conditions, other than price, as those proposed in the Purchase Agreement.
- e. Each bidder must match all terms and conditions of the Offer. Thus, an "earnest money" deposit of at least \$3,000 must be made. Said deposit must be received by Trustee at 3403 10th Street, Suite 714, Riverside, California 92501 by no later than 2 business days prior to the hearing. Said deposit must be in the form of a cashier's check or certified check.
- f. Should a bidder fail to qualify for financing or timely close escrow, the \$3,000 deposit is non-refundable.
- g. In the event there are no overbids received by Trustee, Buyers shall, subject to Court approval, be deemed the successful bidder, and the Estate's right, title and interest in the Property shall be sold to Buyers for the sum of \$95,000, as-is, where-as, without representations or warranties.

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:

MALCOLM & CISNEROS, A Law Corporation, 4 Venture, Suite 395, Irvine, CA 92618

A true and correct copy of the foregoing document described as **Notice of Sale** 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 entitled below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)** – Pursuant to controlling General Order(s) and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On May 13, 2026, 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:

- OFFICE OF U.S. TRUSTEE:** United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- CHAPTER 7 TRUSTEE:** Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@iq7technology.com; ecf.alert+Cisneros@titlexi.com
- DEBTOR’S ATTORNEY:** Jenny L Doling jd@jdl.law, dolingjr92080@notify.bestcase.com; 15994@notices.nextchapterbk.com; jdoling@jubilee bk.net
- TRUSTEE’S ATTORNEY:** Nathan F Smith nathan@mclaw.org, CACD_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com; cvalenzuela@mclaw.org
- NOTICE:** Salvatore Bommarito sbommarito@sb-legal.com, r40840@notify.bestcase.com

Service information continued on attached page

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

On May 13, 2026, 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.

- DEBTORS:** Charles William Brown, 32320 Cody Avenue, Thousand Palms, CA 92276
- BROKER:** Marianne Van Broekhoven-Bross, Bennion Deville Homes, 74-910 Highway 111, Indian Wells, CA 92210

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 May 13, 2026 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 the judge will be completed no later than 24 hours after the document is filed.

JUDGE’S COPY (Personal Delivery): Honorable Judge Scott H. Yun, 3420 Twelfth Street, Suite 345, Riverside CA 92501

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

May 13, 2026	Diep Quach	/s/ Diep Quach
Date	Type Name	Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California

Label Matrix for local noticing
0973-6
Case 6:25-bk-11226-SY
Central District of California
Riverside
Tue Apr 7 11:29:39 PDT 2026

Malcolm Cisneros
A Law Corporation
2112 Business Center Drive
Second Floor
Irvine, CA 92612-7135

3420 Twelfth Street,
Riverside, CA 92501-3819

ARstrat
231 W. Main Street
2nd Floor
Denison, TX 75020-3024

(p)APRIA
PO BOX 802826
CHICAGO IL 60680-2826

Barclays Bank Delaware
PO Box 8803
Wilmington, DE 19899-8803

Barclays Bank Delaware*
Attn: CEO or President
125 South West Street
Wilmington, DE 19801-5014

Capital One N.A.
by AIS InfoSource LP as agent
PO Box 71083
Charlotte, NC 28272-1083

Capital One, N.A.
Attn: Bankruptcy
PO Box 30285
Salt Lake City, UT 84130-0285

Capital One, N.A.
PO Box 31293
Salt Lake City, UT 84131-0293

Capital One, N.A.*
Attn: Agent for Service of Process
CSC - Lawyers Inc. Service
2710 Gateway Oaks Drive, Suite 150N
Sacramento, CA 95833-3502

Capital One, N.A.*
Attn: CEO or President
1680 Capital One Drive
Mc Lean, VA 22102-3407

Financial Recovery Services, Inc.
PO Box 21405
Eagan, MN 55121-0405

Financial Recovery Services, Inc.*
1345 Mendota Heights Road
Suite 100
Saint Paul, MN 55120-2007

Financial Recovery Services, Inc.*
Attn: Agent for Service of Process
C T Corporation System
330 N. Brand Boulevard, Suite 700
Glendale, CA 91203-2336

Guralnick & Gilliland, LLP
40004 Cook Street
Suite 3
Palm Desert, CA 92211-5802

Internal Revenue Service*
Centralized Insolvency Operation
PO Box 7346
Philadelphia, PA 19101-7346

JPMorgan Chase Bank, N.A.
MailCode LA4-7100
700 Kansas Lane
Monroe, LA 71203-4774

JPMorgan Chase Bank, N.A.
PO Box 15369
Wilmington, DE 19850-5369

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
Robertson, Anschutz, Schneid,
& Crane LLP
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

JPMorgan Chase Bank, N.A.*
Attn: Agent for Service of Process
C T Corporation System
330 N. Brand Boulevard, Suite 700
Glendale, CA 91203-2336

JPMorgan Chase Bank, N.A.*
Attn: CEO or President
1111 Polaris Parkway
Columbus, OH 43240-2050

Pinnacle Credit Services, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Riverside County Tax Collector
Attn: Matthew Jennings
PO Box 12005
Riverside, CA 92502-2205

Riverside County Tax Collector*
Attn: Matthew Jennings
4080 Lemon Street
4th Floor
Riverside, CA 92501-3609

Riverside County Treasurer Tax Coll
4080 Lemon St 4th Flr
Riverside CA 92501-3609

Shenandoah Ventures, L.P.
320 N. Park Vista
Anaheim, CA 92806-3722

State of California*
Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Tri Palm Unified Owners Association
32-851 Desert Moon Drive
Thousand Palms, CA 92276-3720

Tri Palm United Owners Association
32-851 Desert Moon Drive
Thousand Palms, CA 92276-3720

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

(u) ARTURO CISNEROS TR
Main Document
3403 TENTH STREET SUITE 714
RIVERSIDE CA 92501-3641

Charles William Brown
32320 Cody Avenue
Thousand Palms, CA 92276-3658

Jenny L Doling
J. DOLING LAW, PC
36-915 Cook Street, Ste 101
Palm Desert, CA 92211-6067

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Apria Healthcare
7353 Company Drive
Indianapolis, IN 46237

Arturo Cisneros (TR)
3403 Tenth Street, Suite 714
Riverside, CA 92501

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	33
Bypassed recipients	1
Total	34