

Attorney or Party Name, Address, Telephone & FAX Numbers, State Bar No. & Email Address Summer Shaw, Esq. (SBN 283598) Alina Mamlyuk, Esq. (SBN 284154) SHAW & HANOVER, PC 44-901 Village Court, Suite B Palm Desert, CA 92260 Telephone No: (760) 610-0000 Facsimile No: (760) 687-2800 Email: ss@shaw.law <input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Movant/Chapter 7 Trustee,</i> Robert Whitmore	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Karen Suarez	CASE NO.: 6:25-bk-12522-SY CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY Debtor(s).

Sale Date: 02/12/2026

Time: 9:30 a.m.

Location: United States Bankruptcy Court, Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501

Type of Sale: Public Private

Last date to file objections 01/29/2026

Description of property to be sold:

Real property located at 22436 Canal Circle, Grand Terrace, California 92313-5084; County of APN 0275-321-26-0000 ("Canal Property"); and legal description contained in the Motion for Order to Sell the Canal Property ("Motion" - Docket No 34) in Exhibit 3, at page 4. To obtain a Copy of the Motion and all Exhibits you can obtain from Pacer or contact the Trustee's counsel identified above. If you email Trustee's counsel, please be sure to put "SALE OF CANAL PROPERTY IN SUAREZ ESTATE" in the subject line.

Terms and conditions of sale:

Sale price is \$440,000.00; free and clear of all liens; all cash; no contingencies other than the US Bankruptcy Court's approval; subject to overbids as laid out in the Motion and in the Sale Agreement contained in Exhibit 6 to the Motion.

To obtain a Copy of the Motion and all Exhibits you can obtain from Pacer or contact the Trustee's counsel identified above. If you email Trustee's counsel, please be sure to put "SALE OF CANAL PROPERTY IN SUAREZ ESTATE" in the subject line.

Proposed sale price: \$440,000.00

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 potential overbidder is encouraged to obtain a copy of the Motion and contact Trustee's counsel prior to the hearing. The Canal Property will be sold subject to overbid at an open auction (the "Auction") to be conducted by the Trustee, through counsel, before the Court at the time that this Motion is heard. The Trustee has established the following overbid procedures ("Bidding Procedures"), which shall govern any bidding, subject to this Court's approval:

1. Any person or entity that is interested in purchasing the Property (the "Bidders") must serve the Trustee and his counsel with an initial bid in conformance with this paragraph ("Overbid"), such that any overbid is actually received no later than February 9, 2026 at 5:00 p.m. (the "Bid Deadline").

2. Any entity that submits a timely, conforming Overbid shall be deemed a "Qualified Bidder" and may bid for the Canal Property at the hearing. Unless otherwise permitted by the Court, any entity that fails to submit a timely, conforming bid shall be disqualified from bidding for the Property.

3. The Trustee, subject to the rights of a Bidder or party in interest to raise an issue with the Court, shall have sole authority to determine whether a party is a Qualified Bidder.

4. Any Overbid must remain open until the conclusion of the auction ("Auction") of the Property to be held at the hearing on this Motion.

5. Any Overbid must provide for a minimum purchase price of at least \$445,000.00 ("Initial Overbid").

6. Any Overbid must be for the Property "as is," "where is," and "with all faults" and shall not contain any financing, due diligence, or any other contingency fee, termination fee, or any similar fee or expense reimbursement.

7. Any Overbid must be accompanied by a deposit of \$30,000.00 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and Best Bid for the Canal Property (the "Best Bid"), and proof satisfactory to the Trustee that such bidder has sufficient funds on hand to complete the sale including payment of their own broker's commission.

8. Any Overbid must be made by a person or entity who has completed its due diligence review of the Canal Property and is satisfied with the results thereof.

9. Qualified Overbids must be submitted by February 9, 2026 at 5:00 p.m. so that the Trustee may file a notice with the Court of any Qualified Overbids before the hearing on the Motion.

10. If the Trustee receives a timely, conforming Overbid for the Canal Property, the Court will conduct an auction of such property at the hearing, in which all Qualified Bidders may participate. The Auction shall be governed by the following procedures: (a) All Qualified Bidders shall be deemed to have consented to the core jurisdiction of the Bankruptcy Court and to have waived any right to jury trial in connection with any disputes relating to the Auction or the sale of the Property; (b) The minimum bidding increment during the Auction shall be \$1,000; (c) Bidding shall commence at \$445,000.00 (\$5,000 over Buyer's initial bid of \$440,000.00); and (d) The Trustee will determine which of the bids is the best bid ("Best Bid") and the Court will determine who is the successful bidder (the "Successful Bidder").

11. If the Successful Bidder is not the original bidder of record, the Successful Bidder must agree to reimburse the original bidder up to \$2,000 in costs incurred, with the reimbursable expenses limited to loan appraisal fees, physical inspection fees, and termite inspection fees.

12. The Successful Bidder must pay, at the closing, all amounts reflected in the Best Bid in cash and such other consideration as agreed upon.

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

February 12, 2026 at 9:30 a.m. at the United States Bankruptcy Court, Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501.

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

To obtain a Copy of the Motion and all Exhibits you can obtain from Pacer or contact the Trustee's counsel identified above. Telephone number is 760-610-0000; and Email at Ss@shaw.law. If you email Trustee's counsel, please be sure to put "SALE OF CANAL PROPERTY IN SUAREZ ESTATE" in the subject line.

Date: January 16, 2026

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:
44-901 Village Court, Suite B
Palm Desert, CA 92260

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) **01/17/2026**, 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:

- David Coats dacoats@raslg.com
- Suzette Douglas notices4douglaslawpractice@gmail.com, rowena@flatrocklegal.com, carlajsingleton@gmail.com
- Merdaud Jafarnia bkca@alaw.net, mjfarnia@ecf.inforuptcy.com
- Kristin A Schuler-Hintz bknotice@mccarthyholthus.com, Khintz@ecf.inforuptcy.com; Khintz@mccarthyholthus.com; Khintz@ecf.courtdrive.com
- Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com; shawsr91811@notify.bestcase.com
- United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- Robert Whitmore (TR) C211@ecfcbis.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) **01/17/2026**, 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.

<u>HONORABLE JUDGE'S COPY</u>	<u>DEBTOR</u>	<u>MANUAL NOTICE LIST</u>
Honorable Scott H. Yun United States Bankruptcy Court 3420 Twelfth Street Riverside, CA 92501-3819	Karen Ilianna Serrano Suarez 1468 N Erin Avenue Upland, CA 91786	Berkshire Hathaway HomeServices, CA Properties 23 Corporate Plaza, Ste 100 Newport Beach, CA 92660
Victor Eduardo Suarez 2730 N Pershing Ave San Bernardino, CA 92405		

Service information continued on attached page 4

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.

01/17/2026
Date

Summer Shaw
Printed Name

/s/ Summer Shaw
Signature

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

2. SERVED BY UNITED STATES MAIL (CONT'D)

Case 6:25-bk-12522-SY

Label Matrix for local noticing

0973-6

Case 6:25-bk-12522-SY

Central District of California

Riverside

Fri Jan 16 16:16:17 PST 2026

Doc 35 Filed 01/17/26 Entered 01/17/26 15:03:27 Desc
Berkshire Hathaway HomeServices CA Property
Main Document Page 4 of 4
23 Corporate Plaza
Ste 100
Newport Beach, CA 92660-7942

AMEX
Correspondence/Bankruptcy
Po Box 981535
El Paso, TX 79998-1535

Aimee Daniels
22436 Canal Circle
Grand Terrace, CA 92313-5084

(p) ALBERTELLI LAW
5404 CYPRESS CENTER DRIVE
SUITE 300
TAMPA FL 33609-1023

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Bowler and Bowler
615 Brookside Ave
Redlands, CA 92373-4666

Chase Mortgage
Attn: Legal Correspondence Center
700 Kansas Ln Mail Code La4-7200
Monroe, LA 71203-4774

Citibank
Citicorp Cr Svcs/Centralized Bankruptcy
Po Box 790040
St Louis, MO 63179-0040

Citibank N.A.
Citibank, N.A.
5800 S Corporate Pl
Sioux Falls, SD 57108-5027

(p) JEFFERSON CAPITAL SYSTEMS LLC
PO BOX 7999
SAINT CLOUD MN 56302-7999

Mohela/earnest
Attn: Bankruptcy
633 Spirit Dr
Chesterfield, MO 63005-1243

Nelson Serrano
13604 Alexander Court
Fontana, CA 92336-3901

Pinnacle Finance Llc
9907 E Bell Rd #140
Scottsdale, AZ 85260-2394

Samantha Serrano
13604 Alexander Court
Fontana, CA 92336-3901

Sofi Bank, N.A. (F.K.A. Golden Pacific Bank,
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Sofi Lending Corp/MOHELA
One Letterman Drive
San Francisco, CA 94129-1494

(p) SUN WEST MORTGAGE COMPANY INC
18000 STUDEBAKER ROAD
SUITE 200
CERRITOS CA 90703-2680

Sunbit Financial
Attn: Bankruptcy
10880 Wilshire Blv Suite 870
Los Angeles, CA 90024-4109

Synchrony Bank/Amazon
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Thinkwise Fed Credi Un
2441 N Sierra Way
San Bernardino, CA 92405-3547

Thinkwise Fed Credi Un
599 N E Street
San Mateo, CA 94401

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

VRI Capital Vacations Company
25550 Commercecentre Drive, Ste 100
Lake Forest, CA 92630-8893

Wells Fargo Bank NA
Attn: Bankruptcy
1 Home Campus Mac X2303-01a 3rd Floor
Des Moines, IA 50328-0001

Wells Fargo Bank, N.A., Wells Fargo Card Ser
PO Box 10438, MAC F8235-02F
Des Moines, IA 50306-0438

Karen Ilianna Serrano Suarez
1468 N Erin Avenue
Upland, CA 91786-2653

[REDACTED]