

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Robert P. Goe – State Bar No. 137019 Brandon J. Iskander – State Bar No. 300916 GOE FORSYTHE & HODGES LLP 17701 Cowan Avenue, Suite 210, Bldg. D Irvine, CA 92614 rgoe@goeforlaw.com biskander@goeforlaw.com Telephone: (949) 798-2460 Facsimile: (949) 955-9437 ☐ Individual appearing without attorney ☒ Attorney for: Robert S. Whitmore, Ch. 7 Trustee		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION			
In re: MUHTASHIM ZAKARIA, Debtor(s).		CASE NO.: 6:25-bk-16462-EB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY	

Sale Date: 09/09/2026	Time: 1:30 pm
Location: Courtroom 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 08/26/2026

Description of property to be sold: Estate's 50% interest in 5038 Atlantic Place, Rancho Cucamonga, CA 91739

Terms and conditions of sale: Trustee to receive 50% of net proceeds from co-owner Loredana Chiriac's sale of the Property pursuant to a prepetition family court order. Estimated net proceeds for Estate's 50% share is approximately \$91,763.31.

Proposed sale price: \$ 91,763.31

Overbid procedure (if any): None

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

The Trustee believes that the Property will be sold free and clear of liens or other interests by Co-Owner Loredana Chiriac, assuming the Court first authorizes the Trustee to consent to the sale of the Estate's 50% interest in the same.

September 9, 2026
1:30 p.m.
Courtroom 304
3420 Twelfth Street
Riverside, CA 92501

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

Sale is not subject to overbids.

Brandon J. Iskander
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Date: 08/19/2026

LBR 6004-1(c)(3) Requirement	Information
LBR 6004-1(c)(3)(A) Date, Time, and Place of hearing on the proposed sale:	Hearing Date and Time: September 9, 2026, at 9:30 a.m. Hearing Place: Courtroom 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501
LBR 6004-1(c)(3)(B) Name and address of the proposed buyer:	Merlinda Tan and Mernelisa Huynh c/o Kathlyn Tse, Agent Remax 2000 Realty 1221 S. Hacienda Blvd Hacienda Heights, CA 91745 (626) 715-1176
LBR 6004-1(c)(3)(C) Description of the property to be sold:	The Estate's 50% interest in the real property located at 5038 Atlantic Place, Rancho Cucamonga, CA 91739, Assessor's Parcel No. 1087-171-24, San Bernardino County, California.
LBR 6004-1(c)(3)(D) Terms and conditions of the proposed sale, including the price and all contingencies:	Co-owner Loredana Chiriac listed the property at a price of \$1,275,000. The best and highest price Ms. Chiriac could obtain is \$1,225,000 as evidenced by the purchase offer and multiple seller and buyer counteroffers attached to the Declaration of Robert S. Whitmore ("Whitmore Declaration") as Exhibit "5." The Trustee seeks authorization to cooperate with Ms. Chiriac's sale of the Property as a whole on condition that the Trustee receive 50% of the net proceeds.
LBR 6004-1(c)(3)(E) Whether the proposed sale is free and clear of liens, claims or interests, or subject to them, and a description of all such liens, claims or interests:	The proposed sale or use of the Estate's interest is to allow it to be sold by co-owner Loredana Chiriac pursuant to a prepetition family court order. The Trustee is informed and believes that the sale of the Property as a whole will be free and clear of liens and that the proceeds from the Trustee's portion shall be free and clear of all liens, claims, or interests. A true and correct copy of the Seller Estimated Statement is attached to the Whitmore Declaration as Exhibit "6." To the extent the proposed transaction is analyzed as a sale free and clear of liens, the Trustee points to 11 U.S.C. §§ 363(f)(2) and (3).
LBR 6004-1(c)(3)(F) Whether the proposed sale is subject to higher and better bids:	The proposed use or sale is not open to overbids because it is part of a transaction to be closed by Ms. Loredana Chiriac, provided that the Court approves the consideration and transaction beforehand.
LBR 6004-1(c)(3)(G) Consideration to be received by the Estate, including estimated commissions, fees, and other costs of sale:	Purchase price for the Estate's Interest as part of the proposed use or sale is one-half the net proceeds after payoff of all liens as well as customary commissions and fees reflected on Exhibit "6." The net proceeds are estimated to be \$183,526.62 and the Estate's 50% share to be obtained is approximately \$91,763.31. The Trustee is not seeking to compensate any person

	with commissions or fees from the sale of the Estate's interest, though broker commissions and other costs of sale will be deducted as part of Ms. Chiriac's sale, which the Trustee's seeks the Court's approval to confirm.
LBR 6004-1(c)(3)(H) If authorization is sought to pay commission, the identity of the auctioneer, broker, or sales agent and the amount or percentage of the proposed commission to be paid:	Not applicable.
LBR 6004-1(c)(3)(I) A description of the estimated or possible tax consequences to the Estate, if known, and how any tax liability generated by the sale of the property will be paid:	The Trustee does not anticipate that there will be capital gains taxes on the proposed sale.
LBR 6004-1(c)(3)(J) Date which objection must be filed and served:	Objections, if any, must be made at or prior to the Hearing.

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:
17701 Cowan Ave., Lobby D, Suite 210, Irvine, CA 92614

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)* 08/19/2026, 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:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 08/19/2026, 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.

☒ 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)* 08/19/2026, 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, 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.

08/19/2026 Janine Fountain
Date *Printed Name*

/s/ Janine Fountain
Signature