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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>Hydee Riggs (158779)<br>Law Office of Hydee Riggs<br>25442 Neptune Drive<br>Dana Point, CA 92629<br>(949) 335-5440.<br>Email: hriggs1aw@gmail.com<br><br><input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Robert S. Whitmore, Chapter 7 Trustee | FOR COURT USE ONLY |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|

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

|                               |                                          |
|-------------------------------|------------------------------------------|
| In re:<br>ROBERT JASON ALLRED | CASE NO.: 6:25-bk-18332-RB<br>CHAPTER: 7 |
| Debtor(s).                    | <b>NOTICE OF SALE OF ESTATE PROPERTY</b> |

|                                                                          |                      |
|--------------------------------------------------------------------------|----------------------|
| <b>Sale Date:</b> 09/10/2026                                             | <b>Time:</b> 2:00 pm |
| <b>Location:</b> Courtroom 301, 3420 Twelfth Street, Riverside, CA 92501 |                      |

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 08/27/2026

**Description of property to be sold:**

2736 South Camino Real, Palm Springs, CA 92264 subject to sublease.

**Terms and conditions of sale:**

As is where is, without warranties or representations subject to overbid; closing as soon as practicable after Bankruptcy Court approval, subject to approval and jurisdiction of the Bankruptcy Court. Please see contact information below for further details.

**Proposed sale price:** \$ 1,550,000.00

**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:**

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

Clarence Yoshikane  
Jennifer Toyama  
Berkshire Hathaway HomeServices California Properties  
23 Corporate Plaza, Suite 100  
Newport Beach, CA 92660  
(714) 501-7132  
(714) 606-5765

Date: 08/05/2026

## **Exhibit "1"**

### **Proposed Overbid Procedures**

In order to obtain the highest and best price for the benefit of the creditors of the estate, the Trustee proposes that the sale of the Property be by auction and subject to overbid on the following terms:

- a. The auction will occur on the date of the hearing of this Motion in Courtroom 301 of the Bankruptcy Court, conducted by Trustee's counsel and subject to the approval of the Bankruptcy Court.
- b. Only a qualified bidder may submit an overbid. A "qualified bidder" is an entity which provides, at least three (3) business days prior to the hearing on this Motion, a financial statement, firm loan commitment (not a tentative pre-approval letter), and such business and banking account references as are required in the Trustee's reasonable discretion, sufficient to assure the Trustee of the bidder's ability 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 Purchase Agreement. In order to be a qualified bidder, an earnest money deposit of \$60,000.00 must be received by the Trustee's Broker at least three (3) business days prior to the hearing on this Motion. The deposit must be in cash, cashier's check, certified check or irrevocable letter of credit and be received by the deadline.
- c. Any person wishing to overbid on the purchase of the Property must be present at the auction unless otherwise agreed to by the Trustee.
- d. The initial minimum overbid must be at least \$10,000.00 over the amount of the proposed sale price, which results in a minimum initial overbid of \$1,560,000.00. Subsequent overbids shall be in increments of \$10,000.00 or as otherwise determined by the Court.
- e. Each bid must be all cash, non-contingent, and on the same terms and conditions, other than price, as those proposed in the Purchase Agreement and Addendums.
- f. In the event there are no overbids received by the Trustee at the auction, Buyer, their designees or assigns, 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 Buyer for the sum of \$1,550,000.00, as is, where is, without representations or warranties.
- g. Any deposit received from the Buyer or any overbidder, who is deemed the successful bidder but who then fails to consummate the sale, shall be non-refundable and shall become property of the bankruptcy estate. The Trustee shall retain the right to pursue any and all damages sustained by the estate for failure of the consummation of the sale.

## 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:  
3600 Lime Street, Suite #616, Riverside, CA 92501

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) August 5, 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:

- Summer M Shaw ss@shaw.law, shawsr70161@notify.bestcase.com;shawsr91811@notify.bestcase.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Robert Whitmore (TR) rswtrustee@yahoo.com, C211@ecfcbis.com;jennifer.gregory@stretto.com
- Hydee J Riggs hriggslaw@gmail.com, cvlegal41@gmail.com
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Service information continued on attached page

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

On (date) August 6, 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.

Judge: Hon. M. Reyes-Bordeaux, 3420 Twelfth Street, Ctrm #301, Riverside, CA 92501

☒ 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) August , 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.

8-6-26  
Date

Suzie Malcolm-Shepard  
Printed Name

  
Signature

**VIA REGULAR MAIL**

Clarence Yoshikane (Seller Broker)  
Berkshire Hathaway HomeServices CA  
Properties/CB Roadrunner Realty  
23 Corporate Plaza Suite 100  
Newport Beach, CA 92660

Lucas Schelkens (Buyer Broker)  
Equity Union Luxury Properties  
460 S. Palm Canyon Dr.  
Palm Springs, CA 92262

ServiceMac, LLC  
Attention Officer, Manager or General Agent  
9726 Old Bailes Rd., Suite 200  
Fort Mill, SC 29707

ServiceMac, LLC  
Attention Officer, Manager or General Agent  
P.O. Box 1000378  
Duluth, GA 30096

(From Schedules)

Homebridge Financial Services, Inc.  
Attention Officer Manager or General Agent  
194 Wood Ave. South, 9<sup>th</sup> Floor  
Iselin, NJ 08830

(From Deed of Trust)

Mortgage Electronic Registration Systems, Inc.  
as nominee for Homebridge Financial Services, Inc.  
P.O. Box 2026  
Flint, MI 48501-2026

(From Deed of Trust)

**Debtor**

Robert Jason Allred  
2736 S. Camino Real  
Palm Springs, CA 92264-9421

Mercedes-Benz Financial  
Attn: Bankruptcy Dept.  
P.O. Box 685  
Raoanoke, TX 76262

1 OnPath Federal Credit Union  
2 Attn: Bankruptcy Dept.  
3 P.O. Box 961  
4 Roanoke, TX 76262

5 Texas Comptroller of Public Account  
6 111 E. 17<sup>th</sup> Street  
7 Austin, TX 78774

8 ALPI USA, Inc.  
9 70 East Sunrise Hwy, Ste. 607  
10 Valley Stream, NV 11581

11 B&N Contract Furniture  
12 4th km Oreokastro  
13 Diavaton, Thessaloniki 57013  
14 Greece

15 Bank of America, N.A.  
16 Attn: Officer, Director or  
17 Managing Agent  
18 100 North Tryon Street  
19 Charlotte, NC 28255

20 Cane-line  
21 Rynkebyvej 245  
22 Indian Wells, CA

23 Canyon Partners, LLC  
24 Lyle Management  
25 69930 Hwy 111 Ste. 203  
26 Rancho Mirage, CA 92270

27 Elizabeth Mitchell  
28 5641 Sunset Drive  
Hurst, TX 76054

Enlaw, LLC  
c/o Bennett Tueller Johnson & Deere  
3165 East Millrock Dr, Ste 500  
Salt Lake City, UT 84121

HPA Design Group  
5339 Alpha Road, Ste 250  
Dallas, TX 75240

1 Intuit Merchant Services  
2 26000 Cannon Rd  
3 Cleveland, OH 44146

4 Intuit Payment Solutions  
5 Attn: Officer, Director or  
6 Managing Agent  
7 2700 Coast Avenue  
8 Mountain View, CA 94043

9 Michael R. Kestenberg  
10 Professional Corporation  
11 46 Misty Crescent  
12 Toronto, Ontario Canada M3B 1T3

13 Polanco Brothers Corp  
14 12 East 42nd Street  
15 New York, NY 10017

16 Rapid Finance  
17 4500 East West Highway  
18 6th Floor  
19 Bethesda, MD 20814

20 Scheff & Stone Solid Counsel  
21 2600 Network Blvd., Ste 400  
22 Frisco, TX 75034

23 Shopify Loans  
24 Shopify Capital  
25 100 Shockoe Slip, 2nd Floor  
26 Richmond, VA 23219

27 Source Procurement  
28 921 Southwest Washinton St, Ste  
518  
Portland, OR 97205

Stowed Home Enlaw  
c/o Bennett Tueller Johnson &  
Deere  
3165 East Millrock Drive, Ste 500  
Salt Lake City, UT 84121

1 U.S. Small Business Administration  
2 Office of General Counsel  
3 312 North Spring Street, 5th Floor  
4 Los Angeles, CA 90012

5 Workshop Studio  
6 17110 Dallas Parkway, Ste 220  
7 Dallas, TX 75248

8 **VIA OVERNIGHT MAIL**

9 ServiceMac, LLC (Secretary of State)  
10 Corporate Creations Network, Inc.,  
11 Agent for Service of Process  
12 7801 Folsom Blvd.  
13 Sacramento, CA 95826

14 Homebridge Financial Services, LLC (Secretary of State)  
15 CT Corporation System,  
16 Agent for Service of Process  
17 330 N. Brand Blvd. Glendale, CA 91203

18 Fey's Canyon Financial Services,  
19 as Agent for the Agua Caliente Development Authority  
20 901 E. Tahquitz Canyon Way Ste. C201  
21 Palm Springs, CA 92262

22 Bureau of Indian Affairs  
23 Palm Springs Agency  
24 3700A E. Tachevah Drive, Suite 201  
25 Palm Springs, CA 92262

26 **ECF USERS**

27 **Debtor's Counsel**

28 Summer M. Shaw  
Shaw & Hanover, PC  
44-901 Village Court  
Suite B  
Palm Desert, CA 92260-3814

**Office of the United States Trustee**

United States Trustee  
3801 University Ave. Suite 720  
Riverside, CA 92501-3255