

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>David B. Zolkin (State Bar No. 155410) dzolkin@wztslaw.com WEINTRAUB ZOLKIN TALERICO & SELTH LLP 11766 Wilshire Boulevard, Suite 730 Los Angeles, CA 90025 Telephone: (310) 207-1494</p>	<p>FOR COURT USE ONLY</p>
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: RONALD E. SWEENEY	CASE NO.: 9:24-bk-10954-RC CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 16, 2026	Time: 12:00 pm
Location: Via Online Public Auction conducted by Harcourts Blue Water ("HBW")	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 1/28/2026 (for Sale Motion) and 7 days after Auction Result Notice is served.

Description of property to be sold:

31532 Victoria Point Rd., Malibu, California 90265

Terms and conditions of sale: Sale by public online auction, free and clear of liens, with net proceeds to attach thereto. Sale is "as-is, where-is". Following Auction and selection of Successful Bidder, Debtor will file and serve upon creditors and other notice parties a notice of auction results identifying Buyer, purchase price, timing of closing and other material terms of sale and the date of the final Bankruptcy Court hearing for approval of the Successful Bid. Debtor requests that Buyer be found to be a good faith purchase under Section 363(m) and (n).

Proposed sale price: Bidding starts at \$6,000,000

Overbid procedure (if any): Online public Auction conducted by Harcourts Blue Water ("HBW")

No stalking horse bid. Bidders must be qualified by HBW. Bidding starts at \$6 million. Initial Earnest Money Deposit for bidders: 3% of initial bid. Best bid as determined by HBW and Debtor to be selected as Successful Bid.

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

The hearing for approval of Auction process: February 11, 2026 at 1:00 p.m. Pacific Time, before the Honorable Ronald A. Clifford III, in Courtroom 201, 1415 State Street Santa Barbara, CA 93101. A subsequent hearing will take place on a date to be set by the Court in May, 2026.

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

Kathy Clark
Brenna Van Hoogenstyn
Harcourts Blue Water
2424 SE Bristol St., Suite 285
Newport Beach, CA 92660
949-283-2833
kathy@harcourtsbluewater.com
brenna@harcourtsbluewater.com

Date: 01/21/2026

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:
11766 Wilshire Blvd., Suite 730, Los Angeles, CA 90025

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)* 01/21/2026, 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:
See attached NEF service list

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 01/21/2026, 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.

See attached US Mail service list

☒ 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)* _____, 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.

Pursuant to the Courtroom Policies and Procedures of the Honorable Ronald A. Clifford III, Judge's copies are not required.

☐ 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.

01/21/2026
Date

Martha E. Araki
Printed Name

/s/ Martha E. Araki
Signature

Label Matrix for local noticing
0973-9
Case 9:24-bk-10954-RC
Central District of California
Santa Barbara
Wed Jan 21 23:37:43 PST 2026

Northern Division
1415 State Street,
Santa Barbara, CA 93101-2511

Becket & Lee LLP
P.O. Box 3001
Malvern, PA 19355-0701

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Michael Rosenfeld Gallery
100 11th Ave.
New York, NY 10011-2858

~~Office of the U.S. Trustee~~
~~915 Wilshire Blvd Suite 1850~~
~~Los Angeles, CA 90017-3560~~
NEF service party

~~Ron Sweeney and Company, LLC~~
~~31532 Victoria Point Rd.~~
~~Malibu, CA 90265-2638~~

Sothebys New York
1334 York Ave.
New York, NY 10021-4806

U.S. Bank National Association
c/o NewRez LLC d/b/a Shellpoint Mortgage
P.O. Box 10826
Greenville SC 29603-0826

ACA Galleries
529 West 20th Street
New York, NY 10011-2800

American Express
P.O. Box 297871
Fort Lauderdale, FL 33329-7871

(p)CENLAR FSB
425 PHILLIPS BLVD
EWING NJ 08618-1430

~~Franchise Tax Board~~
~~Bankruptcy Section MS A-340~~
~~PO Box 2952~~
~~Sacramento, CA 95812-2952~~
duplicate

Janyne Preston
3091 South Le Jeune Road
Coral Gables, FL 33134-6702

Morgan Stanley Private Bank, N.A.
2000 Westchester Ave.
Purchase, NY 10577-2539

~~Patricia Sweeney~~
~~31532 Victoria Point Rd.~~
~~Malibu, CA 90265-2638~~

Shellpoint Mortgage Servicing
P.O. Box 10826
Greenville, SC 29603-0826

The Mark & Grether Group /Compass
24903 Pacific Coast Hwy., Suite 200
Malibu, CA 90265-4734

~~United States Trustee (ND)~~
~~915 Wilshire Blvd, Suite 1850~~
~~Los Angeles, CA 90017-3560~~
NEF service party

Peg Alston and Peg Alston Fine Arts
407 Century Park West
Suite 1C
New York, NY 10025

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

Charles & Merryl Zegar
240 Riverside Blvd., Apt. 16A
New York, NY 10069-1031

Frankfurt Kurnit Klein & Selz PC
28 Liberty St.
New York, NY 10005-1444

McPherson LLP
1900 Avenue of the Stars, 25th Fl.
Los Angeles, CA 90067-4506

Morgan Stanley Private Bank, National Associ
c/o Cenlar FSB
Attn: BK Department 425 Phillips Blvd.
Ewing, NJ 08618-1430

Reitler Kailas & Rosenblatt LLP
885 3rd Ave., 20th Fl.
New York, NY 10022-4834

Sotheby's Financial Services California
Vedder Price P.C.
Attn: Mitchell D. Cohen, Esq
1633 Broadway, 31st Floor
New York, NY 10019-7587

Trustee Corps
17100 Gillette Ave.
Irvine, CA 92614-5603

Zwicker & Associates, P.C.
80 Minuteman Rd.
Andover, MA 01810-1008

~~David B. Zolkin~~

~~Weintraub Zolkin Talerico & Selth LLP~~

~~11766 Wilshire Blvd~~

~~Ste 730~~

~~Los Angeles, CA 90025-6577~~

filing attorney

~~James R. Selth~~

~~Weintraub Zolkin Talerico & Selth LLP~~

~~11766 Wilshire Blvd.~~

~~Suite 730~~

~~Los Angeles, CA 90025-6577~~

filing attorney

Ronald E. Sweeney

222 Riverside Dr., PH5A

New York, NY 10025-6809

In re Ronald E. Sweeney

Case No. 9:24-bk-10954-RC

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Debtor Ronald A. Sweeney: **David B Zolkin, James R Selth**: dzolkin@wztslaw.com; jselth@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing: **Wendy A Locke**: ecfcacb@aldridgepite.com; wlocke@ecf.inforuptcy.com
- Attorneys for Creditors Charles Zegar and Marryl Zegar: **Natalie Rowles**: nrowles@mwe.com
- Attorneys for Creditor Sotheby's Financial Services California, Inc.: **Lauren E. Wertheimer**: lwertheimer@vedderprice.com; ecfladocket@vedderprice.com; lauren-wertheimer-8132@ecf.pacerpro.com
- Courtesy NEF/Interested Party: **Jennifer C Wong**: bknotice@mccarthyholthus.com; jwong@ecf.courtdrive.com
- United States Trustee (ND): ustpreion16.nd.ecf@usdoj.gov; **Brian D Fittipaldi**: brian.fittipaldi@usdoj.gov