

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address 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	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	
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
NOTICE OF SALE OF ESTATE PROPERTY	
Debtor(s).	

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

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): 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 Martha E. Araki
Date 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

ACA Galleries

529 West 20th Street

New York, NY 10011-2800

Peg Alston and Peg Alston Fine Arts

407 Century Park West

Suite 1C

New York, NY 10025

American Express

P.O. Box 297871

Fort Lauderdale, FL 33329-7871

American Express National Bank

c/o Becket and Lee LLP

PO Box 3001

Malvern PA 19355-0701

Becket & Lee LLP

P.O. Box 3001

Malvern, PA 19355-0701

(p)CENLAR FSB

425 PHILLIPS BLVD

EWING NJ 08618-1430

Charles & Merryl Zegar

240 Riverside Blvd., Apt. 16A

New York, NY 10069-1031

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Franchise Tax Board

Bankruptcy Section MS A-340

PO Box 2952

Sacramento, CA 95812-2952

duplicate

Frankfurt Kurnit Klein & Selz PC

28 Liberty St.

New York, NY 10005-1444

Internal Revenue Service

P.O. Box 7346

Philadelphia, PA 19101-7346

Janyne Preston

3091 South Le Jeune Road

Coral Gables, FL 33134-6702

McPherson LLP

1900 Avenue of the Stars, 25th Fl.

Los Angeles, CA 90067-4506

Michael Rosenfeld Gallery

100 11th Ave.

New York, NY 10011-2858

Morgan Stanley Private Bank, N.A.

2000 Westchester Ave.

Purchase, NY 10577-2539

Morgan Stanley Private Bank, National Associa

c/o Cenlar FSB

Attn: BK Department 425 Phillips Blvd.

Ewing, NJ 08618-1430

Office of the U.S. Trustee

915 Wilshire Blvd Suite 1850

Los Angeles, CA 90017-3560

NEF service party

Patricia Sweeney

31532 Victoria Point Rd.

Malibu, CA 90265-2638

Reitler Kailas & Rosenblatt LLP

885 3rd Ave., 20th Fl.

New York, NY 10022-4834

Ron Sweeney and Company, LLC

31532 Victoria Point Rd.

Malibu, CA 90265-2638

Shellpoint Mortgage Servicing

P.O. Box 10826

Greenville, SC 29603-0826

Sotheby's Financial Services California

Vedder Price P.C.

Attn: Mitchell D. Cohen, Esq

1633 Broadway, 31st Floor

New York, NY 10019-7587

Sothebys New York

1334 York Ave.

New York, NY 10021-4806

The Mark & Grether Group /Compass

24903 Pacific Coast Hwy., Suite 200

Malibu, CA 90265-4734

Trustee Corps

17100 Gillette Ave.

Irvine, CA 92614-5603

U.S. Bank National Association

c/o NewRez LLC d/b/a Shellpoint Mortgage

P.O. Box 10826

Greenville SC 29603-0826

United States Trustee (ND)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

NEF service party

Zwicker & Associates, P.C.

80 Minuteman Rd.

Andover, MA 01810-1008

~~David B Zelkin~~

~~Weintraub Zelkin Talerico & Selth LLP~~

~~11766 Wilshire Blvd~~

~~Ste 730~~

~~Los Angeles, CA 90025-6577~~

filing attorney

~~James R Selth~~

~~Weintraub Zelkin 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@aldridgeppte.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): ustpregion16.nd.ecf@usdoj.gov; **Brian D Fittipaldi:** brian.fittipaldi@usdoj.gov