

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Roksana D. Moradi-Brovia (Bar No. 266572) W. Sloan Youkstetter (Bar No. 296681) RESNIK HAYES MORADI LLP 17609 Ventura Blvd., Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 roksana@RHMFirm.com sloan@RHMFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re:</p> <p style="text-align: center;">RONALD WARD KOMERS,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:20-bk-11096-SC CHAPTER: 11</p> <p style="text-align: center;"><b>AMENDED NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 09/28/2021</p>	<p><b>Time:</b> 1:30 pm</p>
<p><b>Location:</b> Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 08/03/2021

**Description of property to be sold:**

Real Property commonly known as 40474 Camino Noroeste, Murrieta, CA 92562 (the "Subject Property").

**Terms and conditions of sale:**

The Subject Property will be sold "as is, where is," with no warranties or representations of any kind whatsoever.

**Proposed sale price:** \$ 1,100,000.00

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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):**

See attached overbidding procedures.

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

9/28/2021 at 1:30 p.m. in Courtroom 126 (via Zoom.gov), 3420 Twelfth Street, Riverside, CA 92501.

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

Roksana D. Moradi-Brovia (Bar No. 266572)  
RESNIK HAYES MORADI LLP  
17609 Ventura Boulevard, Suite 314  
Encino, CA 91316  
Direct Line: (818) 933-2843  
Main Line: (818) 285-0100  
Facsimile: (818) 855-7013  
roksana@RHMFirm.com

Date: 09/24/2021

## 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:  
510 West Sixth Street, Suite 1220, Los Angeles, CA 90014

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)* 09/24/2021, 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)* 09/24/2021, 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)* 09/24/2021, 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.

09/24/2021      W. Sloan Youkstetter  
*Date*                      *Printed Name*

/s/ JW. Sloan Youkstetter  
*Signature*

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

- Counsel for Zions Bancorporation, N.A., dba California Bank Trust **Glenn R Bronson**  
**GRBronson@traskbritt.com, cawatters@traskbritt.com**
- Counsel for Luther Burbank **Steven Casselberry** **s.casselberry@mpglaw.com,**  
**j.jacobs@mpglaw.com**
- Counsel for U.S. Trustee **Abram Feuerstein** **abram.s.feuerstein@usdoj.gov**
- **La Sheila Glenn** **lasheila.glenn@wellsfargo.com**
- Counsel for U.S. Trustee **Everett L Green** **everett.l.green@usdoj.gov**
- Counsel for Wilmington Trust, N/A. / NewRez LLC d/b/a Shellpoint Mortgage Servicing **Kirsten**  
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- **United States Trustee (RS)** **ustpregion16.rs.ecf@usdoj.gov**
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**mviramontes@sulmeyerlaw.com; ckwu@ecf.courtdrive.com; ckwu@ecf.inforuptcy.com; kfil**  
**es@sulmeyerlaw.com**

**Overbidding Procedures**

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- 2 (1) The initial overbid must be at least \$15,000 more than the initial bid of
- 3 \$1,100,000. The overbid must be on substantially the same terms as set forth
- 4 in the complete Residential Purchase Agreement attached hereto as Exhibit
- 5 "A."
- 6 (2) Overbid increments will be \$5,000 after the initial overbid.
- 7 (3) Escrow is to close by October 18, 2021, but is subject to prior Court approval
- 8 of the sale by September 30, 2021. Therefore, the "Proposed Closing Date"
- 9 is October 18, 2021.
- 10 (4) Any successful overbidder must be able to close by the Proposed Closing
- 11 Date.
- 12 (5) Any party wishing to overbid on the Subject Property during the hearing on
- 13 the Motion must contact Debtor's counsel at least 24-hours prior to the
- 14 hearing and provide evidence of available financial resources such as funds
- 15 on hand and/or proof of ability to finance up to the overbidder's maximum
- 16 bid to the Debtor's reasonable satisfaction.
- 17 (6) Any overbidder wishing to overbid on the Subject Property during the
- 18 hearing must also submit, before the time of the hearing, a deposit for the
- 19 purchase of the Subject Property, by cashier's check or other cash equivalent
- 20 in the amount of at least \$15,000 made payable to "RESNIK HAYES
- 21 MORADI LLP CLIENT TRUST ACCOUNT." The successful overbidder's
- 22 deposit will be applied towards the purchase of the Subject Property, and
- 23 will not be refunded in the event the overbidder cannot successfully close
- 24 escrow pursuant to the terms of the sale as proscribed herein.

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(7) If an agent/broker brings a prospective bidder who is ultimately the successful bidder and to whom the sale is approved, that agent/broker will share in the commission with Barbara Walker/Coldwell Banker Residential Brokerage (Debtor’s real estate broker); the total commission shall not exceed 5% (2.5% even split), on the terms set forth in the Listing Agreement attached as Exhibit “B” to the Motion.