

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Roksana D. Moradi-Brovia (Bar No. 266572) Matthew D. Resnik (Bar No. 182562) RHM LAW LLP 17609 Ventura Boulevard, Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 roksana@RHMFirm.com matt@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>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>			
<p>In re:</p> <p>FIDEL MIGUEL GARCIA, JR.,</p> <p>Debtor(s).</p>		<p>CASE NO.: 6:25-bk-11836-SY CHAPTER: 11</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 06/26/2025	Time: 1:30 pm
Location: Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 06/12/2025

Description of property to be sold:

Real Property commonly known as 4424 N. East Street, Anaheim, CA 92860 (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: \$ 1,750,000.00

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:

June 26, 2025 at 1:30 p.m.
Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501.

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

Roksana D. Moradi-Brovia | RHM LAW LLP
17609 Ventura Boulevard, Suite 314, Encino, CA 91316
Telephone: (818) 285-0100
Email: roksana@RHMFirm.com

Date: 06/05/2025

Overbidding Procedures

1
2 1. The initial overbid must be at least \$15,000 more than the initial bid of
3 \$1,750,000. The overbid must be on substantially the same terms as set forth in the
4 Commercial Purchase Agreement and the Extension of Time Amendment attached as
5 Exhibits “A” and “B” to the Debtor’s *Motion for Order Approving Sale of Real Property*
6 *Pursuant to 11 U.S.C. § 363 Free and Clear of All Liens, Claims and Interests, and*
7 *Granting Certain Other Related Relief* (the “Sale Motion”) [Docket No. 96].

8 2. Overbid increments will be \$5,000 after the initial overbid.

9 3. Escrow is to close by June 30, 2025 (the “Proposed Closing Date”).

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 Sale Motion must contact Debtor's counsel at least 48-hours prior to the hearing and
14 provide evidence of available financial resources such as funds on hand and/or proof of
15 ability to finance up to the overbidder's maximum bid, to the Debtor's reasonable
16 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 purchase of the
19 property, by cashier's check or other cash equivalent in the amount of at least \$15,000
20 made payable to "RHM LAW LLP CLIENT TRUST ACCOUNT." The successful
21 overbidder's deposit will be applied towards the purchase of the Subject Property and will
22 not be refunded in the event the overbidder cannot successfully close escrow pursuant to
23 the terms of the sale as proscribed herein.

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)* 06/05/2025, 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)* 06/05/2025, 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)* 06/05/2025, 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.

Debtor via email

☐ 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.

06/05/2025 Gabriela Hansen
Date *Printed Name*

/s/ Gabriela Hansen
Signature

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

- Counsel for U.S. Bank Trust National Association: **Theron S Covey** tcovey@raslg.com
- Counsel for Cabeza Holdings, LLC: **Donny A Ekine** inyelaw@dslexreme.com
- Counsel for U.S. Trustee: **Abram Feuerstein** abram.s.feuerstein@usdoj.gov
- Counsel for U.S. Trustee: **Everett L Green** everett.l.green@usdoj.gov
- Counsel for Debtor: **Nina Z Javan** nina@rhmfirm.com
- Counsel for U.S. Trustee: **Ali Matin** ali.matin@usdoj.gov
- Counsel for Debtor: **Roksana D. Moradi-Brovia** Roksana@rhmfirm.com, matt@rhmfirm.com; sloan@rhmfirm.com; nina@rhmfirm.com; david@rhmfirm.com; priscilla@rhmfirm.com; gabriela@rhmfirm.com; rosario@rhmfirm.com; rebecca@rhmfirm.com; LA@rhmfirm.com
- Counsel for Debtor: **Matthew D. Resnik** matt@rhmfirm.com, roksana@rhmfirm.com; russ@rhmfirm.com; sloan@rhmfirm.com; nina@rhmfirm.com; susie@rhmfirm.com; gabriela@rhmfirm.com; priscilla@rhmfirm.com; rebecca@rhmfirm.com; rosario@rhmfirm.com; david@rhmfirm.com
- Counsel for Allstar Financial Services, Inc.: **Allan D Sarver** ADS@asarverlaw.com
- Counsel for Ford Motor Credit Company, LLC: **Amitkumar Sharma** amit.sharma@aisinfo.com
- **United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov
- Former Counsel for Debtor: **Bradley Jerrod Yourist** byourist@gmail.com, djy@youristlaw.com; atroy@youristlaw.com

2. SERVED BY UNITED STATES MAIL:

Honorable Scott H. Yun
United States Bankruptcy Court
Central District of California
3420 Twelfth Street, Suite 345 / Courtroom 302
Riverside, CA 92501-3819

Please see next page.

Label Matrix for local noticing
0973-6

Case 6:25-bk-11836-SY

Central District of California
Riverside

Thu Jun 5 11:20:44 PDT 2025

~~U.S. Bank Trust National Association
Robertson, Anschutz, Schneid, Crane
13010 Morris Road, Suite 450
Alpharetta, GA 30004-2001~~

~~All Star Financial Service, Inc.
20700 Ventura Blvd., Suite 222
Woodland Hills, CA 91364-0888~~

California Dept of Tax & Fee Admin.
Special Ops, MIC 29
PO Box 942879
Sacramento, CA 94279-0005

~~Ford Motor Credit Company LLC c/o AIS Portfo
4515 N. Santa Fe Ave. Dept. APS
Oklahoma City, OK 73118-7901~~

JARIS FUND, LP
RAMSAUR LAW OFFICE
3070 Bristol Street, Suite 640
Costa Mesa, CA 92626-3067

Jose Flores, Martha Cortez and
Steve Williams
1511 S. Main Street
Santa Ana, CA 92707-1832

Orange County Treasurer-Tax Collect
P.O. Box 4515
Santa Ana, CA 92702-4515

Riverside County Treasurer and Tax Collector
4080 Lemon St 4th FL
Riverside CA 92501-3609

Tesla, Inc., as Servicer
3055 Clearview Way
San Mateo, CA 94402-3709

~~Allstar Financial Services Inc
c/o Law Offices of Allan D. Sarver
16000 Ventura Blvd
Suite 1000
Encino, CA 91436-2762~~

~~Riverside Division
3420 Twelfth Street,
Riverside, CA 92501-3819~~

~~Allstar Financial Service, Inc.
c/o Allan D. Sarver
Attorney at Law
16000 Ventura Blvd., Suite 1000
Encino, CA 91436-2762~~

Employment Development Dept
Bankruptcy Group MIC 92E
PO Box 826880
Sacramento CA 94280-0001

IRS- NOTICE PURPOSE ONLY
300 NORTH LOS ANGELES STREET
Los Angeles, CA 90012-3308

JCM Investment Inc.
12092 Dunklee
Garden Grove, CA 92840-5711

(p)NATIONAL FUNDING
ATTN ATTN ROBERT ZAHRADKA
9530 TOWNE CENTRE DR SUITE 120
SAN DIEGO CA 92121-1981

Planet Home Lending, Inc.
321 Research Parkway Suite 303
Meriden, CT 06450-8342

SchoolsFirst FCU
Attn: Bankruptcy
Po Box 11547
Santa Ana, CA 92711-1547

Total Lender Solutions, Inc.
P.O. Box 910739
San Diego, CA 92191-0739

~~Ford Motor Credit Company, LLC, c/o AIS Port
4515 N Santa Fe Ave. Dept. APS
Oklahoma City, OK 73118-7901~~

Alfredo Galvez Avila
Galvez Trucking
c/o Arberola Law, PC
24031 El Toro Rd, Suite 210
Laguna Hills, CA 92653-3151

CAPITAL ONE BANK
Attn: Bankruptcy
Po Box 30285
Salt Lake City, UT 84130-0285

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
P.O. BOX 2952
SACRAMENTO, CA 95812-2952

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

John Cabezza Investments
15055 Main Street
Los Angeles, CA 90012

(p)OTR SOLUTIONS LLC
Holcomb Woods Pkwy
BLDG 300 SUITE 315A
ROSWELL, GA 30076

RIVERSIDE COUNTY CHILD SUPPORT DV.
Attn: Bankruptcy
2041 Iowa Avenue
Riverside, CA 92507-2414

Selene Finance LP
PO Box 8679
Philadelphia PA 19101-8279

Toyota Financial Services
P.O. Box 5855
Carol Stream, IL 60197-5855

~~United States Trustee (RS)~~
~~3801 University Avenue, Suite 720~~
~~Riverside, CA 92501-3255~~

~~Wells Fargo Dealer Services~~
~~Attn: Bankruptcy~~
~~1100 Corporate Center Drive~~
~~Raleigh, NC 27607-5066~~

~~Bradley Jerrod Yourist~~
~~10850 Wilshire Blvd., Suite 710~~
~~Los Angeles, CA 90024-4325~~

~~Fidel Miguel Garcia Jr.~~
~~2349 Three Bear Lane~~
~~Norco, CA 92860-3129~~

~~Holdings, LLC Cabeza~~
~~DONNY ADONIS EKINE & ASSOCIATES~~
~~3250 WILSHIRE BLVD.~~
~~STE 2003~~
~~STE 2003~~
~~Los Angeles, CA 90010-1610~~

~~Matthew Resnik~~
~~RHM LAW LLP~~
~~17609 Ventura Blvd. Suite 314~~
~~Encino, CA 91316-5132~~

~~(p)RHM LAW LLP~~
~~17609 VENTURA BLVD STE 314~~
~~91316 CA 91316-5132~~

~~Nina Z Javan~~
~~RHM Law LLP~~
~~17609 Ventura Blvd~~
~~Ste. 314~~
~~Encino, CA 91316-5132~~

~~Roksana D. Moradi-Brovia~~
~~RHM Law LLP~~
~~17609 Ventura Blvd., Suite 314~~
~~Encino, CA 91316-5132~~

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

National Funding, Inc.
9530 Town Centre Drive, Ste. 120
San Diego, CA 92121

OTR Capital LLC
1000 Holcomb Woods Pkwy, Bldg 300
Suite 315A
Roswell, GA 30076

Matthew D. Resnik
Rhm Law LLP
17609 Ventura Blvd., Suite 314
Encino, CA 91316

End of Label Matrix
Mailable recipients 38
Bypassed recipients 0
Total 38