

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney  
☒ Attorney for: Debtor

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re:

FIDEL MIGUEL GARCIA, JR.,

Debtor(s).

CASE NO.: 6:25-bk-11836-SY

CHAPTER: 11

## NOTICE OF SALE OF ESTATE PROPERTY

**Sale Date:** 06/12/2025

Time: 9:30 am

**Location:** Courtroom 302, 3420 Twelfth Street, Riverside, CA 92501

**Last date to file objections: 06/12/2025**

Real Property commonly known as 2349 Three Bar Lane, Norco, CA (the "Subject Property").

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

**Proposed sale price:** \$ 1,300,000.00

**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 12, 2025 at 9:30 a.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: 06/06/2025

**Overbidding Procedures**

1  
2 1. The initial overbid must be at least \$15,000 more than the initial bid of  
3 \$1,300,000. The overbid must be on substantially the same terms as set forth in the  
4 Residential 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. 93].

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

9 3. Escrow is to close by June 20, 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 24-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:  
17609 Ventura Boulevard, Suite 314, Encino, CA 91316

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)* 06/06/2025, 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)* \_\_\_\_\_, 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)* 06/06/2025, 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.

06/06/2025  
Date

Gabriela Hansen  
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@dslextrême.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