

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address D. EDWARD HAYS, #162507 ehays@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: CHARLES W. DAFF, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: RONALD WARD KOMERS, Debtor(s).	CASE NO.: 6:20-bk-11096-SC CHAPTER: 7 <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: February 28, 2023	Time: 10:00 a.m.
Location: United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501. The hearing will be conducted via ZoomGov ONLY. Access to the courtroom will be locked. Please refer to the Court's website for more details.	

Type of Sale: Public Private **Last date to file objections:** February 14, 2023

Description of property to be sold: Real Property commonly known as 40474 Camino Noroeste, Murrieta, CA 92562
APN: 931-320-005, legal description contained in the Sale Motion filed on February 7, 2023
Dk. No. 442.

Terms and conditions of sale: Terms and conditions subject to residential purchase agreement attached to the Motion.
Sale subject to overbid. As-is, where-is, and with all faults. No representation or warranty by seller. Waiver of 14-day stay.
For further information please consult the Motion and attached residential purchase agreement.
Sale includes option for creation of easement pursuant to easement agreement attached to the motion.

Proposed sale price: \$920,000

Overbid procedure (if any): Bid price by Buyer is \$920,000 with a \$50,000 deposit. Initial overbid \$925,000.

Parties interested in overbidding should contact Trustee's agent or counsel, provide proof of funds, and deposit.

Procedures described in greater detail in the Sale Motion filed on February 7, 2023, as Dk. No. 442.

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

February 28, 2023 at 10:00 a.m.

United States Bankruptcy Court, Central District of California

Riverside Division

3420 Twelfth Street, Riverside, CA 92501

Video Courtroom 126

The hearing will be conducted via ZoomGov ONLY. Please refer to the Court's website for more details.

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

Clarence Yoshikane / Jennifer Toyama

Berkshire Hathaway HomeServices CA Properties

1400 Newport Center Drive, Suite 200

Newport Beach, CA 92660

Telephone: (714) 606-5765

Clarence.Yoshikane@gmail.com

J_Toyama@verizon.net

Date: February 7, 2023

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:
870 Roosevelt, Irvine, CA 92620.

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 **February 7, 2023**, 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 **February 7, 2023**, 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.

DEBTOR

RONALD WARD KOMERS
40642 CAMINO NOROESTE
MURIETTA, CA 92562-7307

NON-DEBTOR SPOUSE

LAURA KOMERS
40642 CAMINO NOROESTE
MURRIETA, CA 92562

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **February 7, 2023**, 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.

VIA PERSONAL DELIVERY:

PRESIDING JUDGE'S COPY

HONORABLE SCOTT C. CLARKSON
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA
RONALD REAGAN FEDERAL BUILDING AND COURTHOUSE
411 WEST FOURTH STREET, SUITE 5130 / COURTROOM 5C
SANTA ANA, CA 92701-4593

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.

February 7, 2023

Date

Chanel Mendoza

Printed Name

/s/ Chanel Mendoza

Signature

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

- **INTERESTED PARTY COURTESY NEF:** Glenn R Bronson GRBronson@traskbritt.com, cawatters@traskbritt.com
- **INTERESTED PARTY COURTESY NEF:** Steve Burnell Steve.Burnell@gmlaw.com, sburnell@ecf.courtdrive.com; sburnell@ecf.inforuptcy.com; cheryl.caldwell@gmlaw.com; denise.walker@gmlaw.com
- **ATTORNEY FOR SECURED CREDITOR LUTHER BURBANK SAVINGS:** Steven Casselberry Steve.Casselberry@procopio.com, samantha.geraghty@procopio.com
- **TRUSTEE CHARLES W DAFF (TR):** Charles W Daff (TR) charleswdaff@gmail.com, c122@ecfcbis.com
- **ATTORNEY FOR U.S. TRUSTEE (RS):** Abram Feuerstein abram.s.feuerstein@usdoj.gov
- **ATTORNEY FOR CREDITOR WELLS FARGO BANK N.A. DBA WELLS FARGO AUTO:** La Sheila Glen lasheila.glenn@wellsfargo.com
- **ATTORNEY FOR U.S. TRUSTEE (RS):** Everett L Green everett.l.green@usdoj.gov
- **ATTORNEY FOR TRUSTEE CHARLES W DAFF (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE CHARLES W DAFF (TR):** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SEQUOIA MORTGAGE TRUCT 2018-CH1, AS SERVICED BY NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING:** Kirsten Martinez Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR SL CAPITAL 2020, LLC:** Elissa Miller elissa.miller@gmlaw.com, elissa.miller@ecf.courtdrive.com; cheryl.caldwell@gmlaw.com
- **ATTORNEY FOR DEBTOR RONALD WARD KOMERS:** Roksana D. Moradi-Brovia roksana@rhmfirm.com, matt@rhmfirm.com; rosario@rhmfirm.com; susie@rhmfirm.com; max@rhmfirm.com; priscilla@rhmfirm.com; pardis@rhmfirm.com; russ@rhmfirm.com; rebecca@rhmfirm.com; david@rhmfirm.com; sloan@rhmfirm.com
- **ATTORNEY FOR CREDITOR COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR and CREDITOR NAZIK HASAN:** Ronak N Patel rpatel@rivco.org, dresparza@rivco.org; mdominguez@rivco.org
- **INTERESTED PARTY COURTESY NEF:** Lee S Raphael ecfcca@ecf.courtdrive.com, cmartin@pralc.com
- **ATTORNEY FOR DEBTOR RONALD WARD KOMERS:** Matthew D. Resnik matt@rhmfirm.com, roksana@rhmfirm.com; rosario@rhmfirm.com; susie@rhmfirm.com; max@rhmfirm.com; priscilla@rhmfirm.com; pardis@rhmfirm.com; russ@rhmfirm.com; rebecca@rhmfirm.com; david@rhmfirm.com; sloan@rhmfirm.com
- **ATTORNEY FOR U.S. TRUSTEE (RS):** Cameron C Ridley Cameron.Ridley@usdoj.gov
- **ATTORNEY FOR SECURED CREDITOR MICHAEL J. MARINACCI:** Donald W Sieveke ibmoola@yahoo.com, dws4law@pacbell.net
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **ATTORNEY FOR TRUSTEE CHARLES W DAFF (TR):** Barry R Swan bswan@rjslaw.com
- **INTERESTED PARTY COURTESY NEF:** Scott Talkov scott@talkovlaw.com, talkovlaw@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR ZB, NATIONAL ASSOCIATION:** Diana Torres-Brito dtorres-brito@pralc.com, ecfcca@ecf.courtdrive.com
- **U.S. TRUSTEE (RS):** United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- **INTERESTED PARTY COURTESY NEF:** Claire K Wu claire.wu@pillsburylaw.com, irene.hooper@pillsburylaw.com; docket@pillsburylaw.com

2. SERVED BY UNITED STATES MAIL: CONTINUED:

SECURED CREDITOR
MICHAEL J. MARINACCI
21842 DELICIA DRIVE
TRABUCO CANYON, CA 92679-
3402

RTD 02/07/22 UTF
SECURED CREDITOR
MICHAEL MARINACCI
29743 NIGUEL RD #E
LAGUNA NIGUEL, CA 92677-5024

SECURED CREDITOR
MICHAEL MARINACCI
40642 CAMINO NOROESTE
MURRIETA CA 92562-7307
USPS CHANGE

SECURED CREDITOR
MICHAEL MARINACCI
C/O CARL F AGREN
AGREN LAW FIRM PC
2600 MICHELSON STE 770
IRVINE CA 92612-6521

SECURED CREDITOR / POC ADDRESS
RIVERSIDE COUNTY TAX COLLECTOR
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY OTHER
AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO RECEIVE
SERVICE
4080 LEMON STREET, 4TH FLOOR
RIVERSIDE, CA 92501-3609

CREDITOR / POC ADDRESS
COUNTY OF RIVERSIDE
C/O NAZIK HASAN
3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92506

CREDITOR
COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR
OFFICE OF COUNTY COUNSEL
3960 ORANGE STREET
SUITE 500
RIVERSIDE, CA 92501-3644

4868-0794-8111, v. 1