

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Ashleigh A. Danker, Esq. (CASB No. 138419) Email: ashleigh.danker@dinsmore.com Dinsmore & Shohl LLP 550 S. Hope Street, Ste 1765 Los Angeles, CA 90071 Tel: 213-335-7749  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Peter J. Mastan, Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  JANELLE MARY HAIDER,          Debtor(s).	CASE NO.: 2:19-bk-25051-VZ CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 08/24/2021	<b>Time:</b> 11:00 am
<b>Location:</b> Courtroom 1368 (Hon. Vincent P. Zurzolo), 255 E. Temple Street, L.A., CA 90012 (remote hearing)	

**Type of Sale:**  Public  Private      **Last date to file objections:** 08/10/2021

**Description of property to be sold:**

171 N. Church Lane, #605, Los Angeles, California 90049

**Terms and conditions of sale:**

See attached Notice of Motion and Hearing. Sale price is \$805,000.00, subject to overbid by Qualified Bidders at the hearing. Initial overbid is at least \$815,000.00. Subsequent overbids are in increments of \$5,000.00. No contingencies.

**Proposed sale price:** \$ 805,000.00

**Overbid procedure (if any):**

Overbid packages must be received by August 18, 2021 at 4:00 p.m. including: (i) written offer of at least \$815,000.00, (ii) cashier's check for \$24,150.00, (iii) satisfactory proof of available funds in the highest amount bidder wishes to be qualified to bid, (iv) waiver of all contingencies and further due diligence. See Sale Motion for further details.

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

August 24 9, 2021 at 11:00 a.m.

Courtroom 1368 (Hon. Vincent P. Zurzolo), remote hearing (see attached Notice for details)

255 E. Temple Street

Los Angeles, CA 90012

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

Ashleigh A. Danker, Esq., Counsel for Trustee

Dinsmore & Shohl LLP

550 S. Hope Street, Ste 1765

Los Angeles, CA 90071

Tel: 213-335-7749 (direct)

Email: ashleigh.danker@dinsmore.com

Date: 07/26/2021

## 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:  
550 S. Hope Street, Suite 1765, Los Angeles, California 90071

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)* 07/26/2021, 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)* 07/26/2021, 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)* \_\_\_\_\_, 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.

07/26/2021  
*Date*

Katrice Ortiz  
*Printed Name*

/s/ Katrice Ortiz  
*Signature*

**In re Janelle Mary Haider  
U.S.B.C. – Los Angeles Division  
Case No. 2:19-bk-25051-VZ**

**I. SERVED VIA NEF:**

Sanaz Sarah Bereliani on behalf of Debtor Janelle Mary Haider  
berelianilaw@gmail.com, chris@berelianilaw.com;r48595@notify.bestcase.com

Ashleigh A Danker on behalf of Interested Party Courtesy NEF  
Ashleigh.danker@dinsmore.com,  
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com;caron.burke@dinsmore.c  
om

Ashleigh A Danker on behalf of Trustee Peter J Mastan (TR)  
Ashleigh.danker@dinsmore.com,  
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com;caron.burke@dinsmore.c  
om

Elmer D Martin, III on behalf of Interested Party Courtesy NEF  
elmermartin@gmail.com

Peter J Mastan (TR)  
pmastan@iq7technology.com;travis.terry@dinsmore.com;ecf.alert+Mastan@titlexi.com

James R Selth on behalf of Interested Party Courtesy NEF  
jim@wsrlaw.net,  
jselth@yahoo.com;eduardo@wsrlaw.net;gabby@wsrlaw.net;vinnet@ecf.inforuptcy.com

United States Trustee (LA)  
ustpreion16.la.ecf@usdoj.gov

Robert P Zahradka on behalf of Creditor Bank of America, N.A.  
caecf@tblaw.com

**II. SERVED VIA REGULAR U.S. MAIL:**

**Debtor:**  
Janelle Mary Haider  
171 N. Church Lane, #605  
Los Angeles, CA 90049

**Office of the U.S. Trustee:**  
United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

**Secured Creditor:**  
Museum Heights Homeowners Assoc.  
Wolf, Rifkin, Shapiro & Shulman, LLP  
c/o Shoshana B. Botnick, Esq.  
11400 W. Olympic Blvd., Ninth Fl.  
Los Angeles, CA 90064-1582  
- and -  
Museum Heights Homeowners Assoc.  
c/o Ross Morgan & Company, Inc.  
15315 W. Magnolia Blvd., #212  
Sherman Oaks, CA 91403

**Brokers:**  
Coldwell Banker  
Attn: William I. Friedman  
2444 Wilshire Blvd., #102  
Santa Monica, CA 90403  
-and-  
Coldwell Banker  
Attn: Jane Schore  
9229 Sunset Blvd., Ste 320  
West Hollywood, CA 90069