

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Stella Havkin (SBN 134334) David Jacob (SBN 256374) Havkin & Shrago Attorneys at Law 5950 Canoga Avenue, Suite 400 Woodland Hills, California 91367 Telephone: (818) 999-1568 Facsimile: (818) 293-2414 Email: stella@havkinandshrago.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: Mrudula Kothari Debtor(s).	CASE NO.: 2:21-bk-10368-NB CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: April 2, 2024	Time: 1:00 p.m.
Location: 255 E. Temple Street, Los Angeles, California 90012 Courtroom 1545	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** March 19, 2024

Description of property to be sold:

3140 S. Winsor Ave, Unit #5, Yuma, Arizona 85365.

Terms and conditions of sale:

As is where is.

Proposed sale price: \$140,000.00

Overbid procedure (if any):

\$5,000 increments

In order for any prospective Overbidder to have the right to bid at the Auction, the prospective Overbidder must, within three (3) business days prior to the Auction, (a) provide to counsel for the Debtor, Havkin & Shrago., c/o Stella Havkin, 5950 Canoga Avenue, Suite 400 Woodland Hills, California 91367, Telephone: (818) 999-1568 Facsimile: (818) 293-2414, Email: stella@havkinandshrago.com ("H&S"), a signed proposed purchase agreement in substantially and materially the same form as the Second Agreement attached to the Second Sales Motion as Exhibit "2", with a minimum purchase price of at least the Initial Overbid Amount of \$145,000; (b) submit a deposit in the amount of 3% of the Initial Overbid Amount set forth in the Overbid Purchase Agreement by cashiers' check or wire into a segregated trust account maintained by H&S who will provide wire instructions on request; (c) demonstrate that the prospective Overbidder and the sale of Real Property to the Overbidder; and (d) agree that the prospective Overbidder's deposit will be non-refundable and will be retained by the Debtor if the prospective Overbidder is the winning bidder at the Auction and fails to close the purchase of the Real Property within five (5) business days following the date of entry of the Sale Order

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

255 E. Temple Street, Los Angeles, California 90012 Courtroom 1545 or via Zoom per Court's zoom instructions found at <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=NB> For the date and time above.

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

Havkin & Shrago c/o Stella Havkin,
5950 Canoga Avenue, Suite 400 Woodland Hills, California 91367,
Telephone: (818) 999-1568
Facsimile: (818) 293-2414,
Email: stella@havkinandshrago.com

Date: 3/1/2024

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:

5950 Canoga Avenue Suite 400 Woodland Hills, California 91367

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)* **March 1, 2024**, 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:

William H Brownstein (Creditor Counsel): Brownsteinlaw.bill@gmail.com
Paul W Cervenka (Creditor Counsel): paul.cervenka@bonialpc.com
Oscar Estrada (Creditor Counsel): oestrada@ttc.lacounty.gov
Stella A Havkin (Debtor's Counsel): stella@havkinandshrago.com, shavkinesq@gmail.com
Shakyra Hopkins (Creditor Counsel): shopkins@lha-law.com
Dare Law (United States Trustee): dare.law@usdoj.gov
Nancy L Lee (Creditor Counsel): bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
Kirsten Martinez (Creditor Counsel): Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
Austin P Nagel (Creditor Counsel): Kim.Bellanger-Smith@BonialPC.com, Notices.Bonial@ecf.courtdrive.com
Susan K Seflin (Subchapter V Trustee): sseflin@bg.law, sks@bg.law;mailto:aquijano@bg.law; C192@ecfcbis.com; ecf@bg.law
Yuriko M Shikai (Royal Business Bank Counsel): yshikai@neufeldmarks.com
Matthew L Tillma (Creditor Counsel): matt.ecfiling@gmail.com
Edward A Treder (Creditor Counsel): cdcaecf@bdfgroup.com
United States Trustee (Los Angeles): ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* **March 1, 2024**, 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.

March 1, 2024

Stella Havkin

/s/Stella Havkin

Date

Printed Name

Signature

Bank of America, N.A.

P O Box 982284

El Paso, TX 79998-2284

Mahendra Patel

2030 N. Acacia Ave.

Fullerton, CA 92831-1259

BANK OF AMERICA, N.A.

c/o McCarthy & Holthus, LLP

2763 Camino Del Rio South, Suite 100

San Diego, CA 92108-3708

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE
ATTN BANKRUPTCY UNIT

PO BOX 54110

LOS ANGELES CA 90054-0110

New Rez, LLC

c/o Shell Point

PO Box 740039

Cincinnati, OH 45274-0039

BANK OF AMERICA, N.A.

P.O. Box 31785

Tampa, FL 33631-3785

FirstKey Master Funding 2021-A Collateral Tr

Specialized Loan Servicing LLC

6200 S. Quebec Street

Greenwood Village, CO 80111-4720

Towd Point Master Funding Trust 2018-PM27, U

3160 Crow Canyon Place, Suite 215 San Ra

San Ramon, CA 94583-1100

Specialized Loan Services, LLC

6200 S. Quebec St.

Englewood, CO 80111-4720

Citi Bank

PO Box 78019

Phoenix, AZ 85062-8019

Jiten Panyda

28204 Picadilly Place

Castaic, CA 91384-3830

U.S. Bank National Association Trustee (See

c/o Specialized Loan Servicing LLC

6200 S. Quebec St.

Greenwood Village, Colorado 80111-4720

Mansi Kothari

1042 N. Wilcox Ave.

Los Angeles, CA 90038-2607

Mirage Kothari

2620 Fenmead Street

Carona, CA 91742

Newrez LLC d/b/a Shellpoint Mortgage Servi

P.O. Box 10826

Greenville, SC 29603-0826

Rajiv Kothari

3100 Chino Hills Pkwy #914

Chino Hills, CA 91709-4295

Specialized Loan Servicing LLC

6200 S. Quebec St.

Greenwood Village, Colorado 80111-4720

Tomato Bank/Royal Business Bank

Neufeld Marks

360 E. Second Street, #703

Los Angeles, CA 90012-4245

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

Mrudula Kothari

18070 Via Amorosa

Rowland Heights, CA 91748-2501

Susan K Seflin (TR)

21650 Oxnard Street, Suite 500

Woodland Hills, CA 91367-4911

William Brownstein

William H. Brownstein & Associates, P.C.

11740 Wilshire Boulevard

Suite A2301

Suite A2301

Los Angeles, CA 90025-6531