

Debtor(s).

Overbid procedure (if any): Deposit: \$111,000. Initial Overbid: \$2,750,000. Subsequent Overbid Increments: \$20,000.
Notify Trustee via email at sseflin@bg.law of intent to overbid no later than 1 day before the hearing (or September 9, 2024 by 5:00 pm prevailing Pacific time). Deposit must be paid via wire transfer or cashier's check prior by 9/9/24.

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

Date: September 10, 2024
Time: 2:00 p.m.
Place: Courtroom 1545 (in person or via ZoomGov)
255 East Temple Street
Los Angeles, CA 90012

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

Susan K. Seflin (Trustee)
sseflin@bg.law
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Phone: (818) 827-9000
Fax: (818) 827-9099

Date: 08/13/2024

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:
21650 Oxnard Street, Suite 500, 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 **August 13, 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 Brownsteinlaw.bill@gmail.com
- Paul W Cervenka paul.cervenka@bonialpc.com
- Oscar Estrada oestrada@ttc.lacounty.gov
- Stella A Havkin stella@havkinandshrago.com, shavkinesq@gmail.com
- Shakyra Hopkins shopkins@lha-law.com
- Dare Law dare.law@usdoj.gov
- Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- Kirsten Martinez Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
- Austin P Nagel Kim.Bellanger-Smith@BonialPC.com, Notices.Bonial@ecf.courtdrive.com
- Cassandra J Richey cdcaecf@bdfgroup.com
- Susan K Seflin (TR) sseflin@bg.law, sks@bg.law;mailto:aquijano@bg.law;C192@ecfcbis.com;ecf@bg.law
- Yuriko M Shikai yshikai@neufeldmarks.com
- Matthew L Tillma matt.ecfiling@gmail.com
- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **August 13, 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.

Honorable Neil W. Bason
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1552 / Courtroom 1545
Los Angeles, CA 90012

Debtor
Mrudula Kothari
18070 Via Amorosa
Rowland Heights, CA 91748

☒ 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 _____, 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.

August 13, 2024

JESSICA STUDLEY

/s/ Jessica Studley

Date

Printed Name

Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

2. SERVED BY UNITED STATES MAIL:

INTERESTED PARTIES

Real Estate Agent

Paul Gilbert
1915 Voorhees Ave suite #2
Redondo Beach, CA 90278

Real Estate Agent

Daniel Shamooelian
DS Real Estate I Keller Williams
439 N. Canon Drive, 3rd Floor
Beverly Hills, CA 90210

Interested Party

Brant Kantor
13330 Bloomfield Avenue, Suite 218
Norwalk CA 90650

Interested Party

Miraj Ahir
8525 Cherokee Dr
Downey CA 90241

Interested Party

Nima Bendavood
8549 Wilshire Blvd #1440,
Beverly Hills, CA 90211

Interested Party

Brian Tabaroki
324 S. Beverly Dr. Suite 726
Beverly Hills CA 90212

Interested Party

Jenny Desai
19514 Moorshire Dr,
Cerritos, CA 90703

Real Estate Agent

Chris Maltese
Urban Plaza West
2719 Wilshire Boulevard, Suite 200
Santa Monica, CA 90403

Interested Party

Hunter Adams
8721 Santa Monica Blvd. Suite 200
Los Angeles, CA 90069

Real Estate Agent

Michael Dixon
15821 Ventura Blvd. Suite #320
Encino, CA 91436

Real Estate Agent

Ram Rafiee
9740 Wilshire Blvd Suite 300,
Beverly Hills, CA 90212

Interested Party

Jonathan Lavi
512 N Rodeo Drive
Beverly Hills CA 90210

Interested Party

Josh Banafsheha
1702 S Robertson Blvd, Suite 267
Los Angeles, CA 90035

Real Estate Agent

Sarhan Mheni
9000 Sunset Blvd
West Hollywood CA 90069

Interested Party

Brad Lamm
8060 Melrose Ave, 3rd Floor
Los Angeles CA 90046

Interested Party

Sanjay Patel
7126 DE SOTO AVE
CANOGA PARK CA, 91303

Real Estate Agent

Richard Tovar
515 South Flower Street, Suite 1300
Los Angeles, CA 90071

Interested Party

David Kahenasa
PO Box 70084
Los Angeles, CA 90070

Interested Party

John Kohan
9461 Charleville blvd suite 570
Beverly Hills, CA 90212

Interested Party

Rajiv Kothari
215 E. Grand Ave
Alhambra, CA 91801

CREDITORS

Bank Of America, N.A.
c/o McCarthy & Holthus, LLP
2763 Camino Del Rio South, Suite 100
San Diego, CA 92108-3708

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

FirstKey Master Funding 2021-A
Collateral Tr
Specialized Loan Servicing LLC
6200 S. Quebec Street
Greenwood Village, CO 80111-4720

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Los Angeles County Treasurer And
Tax Collector|Attn Bankruptcy Unit
PO Box 54110
Los Angeles CA 90054-0110

Office Of Finance
City Of Los Angeles
200 N Spring St., Rm 101 City Hall
Los Angeles Ca 90012-3224

Securities & Exchange Commission
444 South Flower St., Suite 900
Los Angeles, CA 90071-2934

Towd Point Master Funding Trust
2018-PM27, U
3160 Crow Canyon Place, Suite 215
San Ramon, CA 94583-1100

Bank Of America, N.A.
P.O. Box 31785
Tampa, FL 33631-3785

Bank Of America
P.O. Box 982238
El Paso, TX 79998-2238

Bank of America, N.A.
P O Box 982284
El Paso, TX 79998-2284

Citi Bank
PO Box 78019
Phoenix, AZ 85062-8019

Jiten Panyda
28204 Picadilly Place
Castaic, CA 91384-3830

Mahendra Patel
2030 N. Acacia Ave.
Fullerton, CA 92831-1259

Mansi Kothari
1042 N. Wilcox Ave.
Los Angeles, CA 90038-2607

Mirage Kothari
2620 Fenmead Street
Carona, CA 91742

New Rez, LLC
c/o Shell Point
PO Box 740039
Cincinnati, OH 45274-0039

Newrez LLC d/b/a Shellpoint Mortgage
Servici
P.O. Box 10826
Greenville, SC 29603-0826

Rajiv Kothari
3100 Chino Hills Pkwy #914
Chino Hills, CA 91709-4295

Specialized Loan Services, LLC
6200 S. Quebec St.
Englewood, CO 80111-4720

Specialized Loan Servicing LLC
6200 S. Quebec St.
Greenwood Village, CO 80111-4720

Tomato Bank/Royal Business Bank
Neufeld Marks
360 E. Second Street, #703
Los Angeles, CA 90012-4245

U.S. Bank National Asso Trustee
c/o Specialized Loan Servicing LLC
6200 S. Quebec St.
Greenwood Village, CO 80111-4720

Carrington Mortgage Service LLC
1600 S Douglas Rd Ste 110
Anaheim, CA 92806-5951

Monique Brown and Damon Murga
c/o Ilan N Rosen Janfaza
9025 Wilshire Blvd Penthouse F1
Beverly Hills CA 90211-1831