

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Stella Havkin (SBN 134334)</p> <p>Havkin & Shrago Attorneys at Law</p> <p>21650 Oxnard Street, Suite 1540</p> <p>Woodland Hills, California 91367</p> <p>Telephone: (818) 999-1568</p> <p>Facsimile: (818) 293-2414</p> <p>Email: stella@havkinandshrago.com</p>	<p>FOR COURT USE ONLY</p>
<p><input type="checkbox"/> Individual appearing without attorney</p> <p><input checked="" type="checkbox"/> Attorneys for: Wesley H. Avery Chapter 7 Trustee</p>	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:	CASE NO.: 2:23-bk-11300-NB
Ion Henderson,	CHAPTER: 7
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 22, 2025	Time: 11:00 a.m.
Location: 255 E. Temple Street, Los Angeles, California 90012 - Courtroom 1545	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: April 22, 2025 either orally at the hearing

or in writing prior thereto,

Description of property to be sold:

1749 W 49TH STREET, LOS ANGELES, CALIFORNIA 90062

Terms and conditions of sale:

As is where is.

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

Proposed sale price: \$790,000.00

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, 21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367, Telephone: (818) 999-1568 Facsimile: (818) 293-2414, Email: stella@havkinandshrago.com ("H&S"), with a minimum purchase price of at least the Initial Overbid Amount of \$795,000.00; (b) submit a deposit in the amount of 2.83% of the Initial Overbid Amount set forth in the Overbid Purchase Agreement by cashiers' check or wire into a segregated trust account maintained by the Chapter 7 Trustee 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 nine (9) 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 on April 22, 2025 at 11:00 a.m.

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

Havkin & Shrago., c/o Stella Havkin,
21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367,
Telephone: (818) 999-1568
Facsimile: (818) 293-2414,
Email: stella@havkinandshrago.com

Date: 4/10/2025

In re: Ion Henderson, Debtor(s).	CHAPTER 7 CASE NUMBER 2:23-bk-11300-SK
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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 1540, Woodland Hills, CA 91367

A true and correct copy of the foregoing document **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”) – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On April 10, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

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

Wesley H Avery (TR) lucy@averytrustee.com;alexandria@averytrustee.com;
wes@averytrustee.com, C117@ecfcbis.com;

Stella Havkin stella@havkinandshrago.com; shavkinesq@gmail.com

Andrew Edward Smyth andrew@smythlo.com

Nancy Zamora zamora3@aol.com

Brian Nomi briannomi@yahoo.com

Javonne Phillips bknotice@mccarthyholthus.com, jphillips@ecf.courtdrive.com
Jeffrey Sumpter jsumpter1@cox.net

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served):

On, April 10, 2025, I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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.

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☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, 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 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 of America that the foregoing is true and correct.
4/10/2025 Stella Havkin

Date	Type Name	/s/ Stella Havkin Signature
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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Citibank N.A. as Trustee for CWABS, Inc.

c/o McCarthy & Holthus, LLP

2763 Camino Del Rio South, Suite 100

San Diego, CA 92108-3708

Menchaca & Company LLP

835 Wilshire Blvd Suite 300

Los Angeles, CA 90017-2655

Ashley Funding Services, LLC

Resurgent Capital Services

PO Box 10587

Greenville, SC 29603-0587

Clear Recon Corp

4375 Jutland Dr.

San Diego, CA 92117-3600

INTERNAL REVENUE SERVICE

CENTRALIZED INSOLVENCY OPERATIONS

PO BOX 7346

PHILADELPHIA, PA 19101-7346

(p)JEFFERSON CAPITAL SYSTEMS LLC

PO BOX 7999

SAINT CLOUD MN 56302-7999

Brian Nomi

215 E Daily Dr Ste 28

Camarillo, CA 93010-5805

Ion Henderson

1749 W 49th St

Los Angeles, CA 90062-2210

Wesley H Avery (TR)

758 E. Colorado Blvd., Suite 210

Pasadena, CA 91101-5407

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Jefferson Capital Systems LLC

Po Box 7999

Saint Cloud MN 56302-9617

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

(d)Menchaca & Company, LLP

835 Wilshire Blvd., Suite 300

Los Angeles, CA 90017-2655

End of Label Matrix

Mailable recipients 13

Bypassed recipients 2

Total 15