

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address NANCY HOFFMEIER ZAMORA (State Bar No. 137326) ANTHONY N.R. ZAMORA (State Bar No. 146619) ZAMORA & HOFFMEIER, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, California 90071 TEL: (213) 488-9411 FAX: (213) 488-9418 e-mail: zamora3@aol.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry D. Simons, Chapter 7 Trustee	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: ASHUTOSH AMBARDEKAR, Debtor(s).	CASE NO.: 6:25-bk-15533-SY CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 05/07/2026	Time: 9:30 am
Location: Ctrm. 302, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, California	

Type of Sale: Public Private **Last date to file objections:** 04/23/2026

Description of property to be sold:
 Estate's interest in that certain residential real property commonly known as 39794 Cambridge Place, Temecula, California 92591, identified by Riverside County Assessor's Parcel Number 916-341-012-9 (the "Real Property")

Terms and conditions of sale:
 Estate's interest in Real Property is to be sold to co-owner free and clear of all other existing interests and liens, pursuant to 11 U.S.C. §§363(b) and (f), and on an "AS-IS, WHERE-IS" basis, subject to other settlement terms in a sale and settlement agreement filed as an attachment to the sale motion

Proposed sale price: \$ 389,000.00

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

Overbid procedure (if any): None

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

Hearing:

Date: May 7, 2026

Time: 9:30 a.m.

Ctrm: 302

3420 Twelfth Street, Riverside, California

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

NANCY HOFFMEIER ZAMORA (State Bar No. 137326)

ZAMORA & HOFFMEIER, A Professional Corporation

U.S. Bank Tower

633 West 5th Street, Suite 2600

Los Angeles, California 90071

(213) 488-9411 FAX: (213) 488-9418

e-mail: zamora3@aol.com

Date: 04/16/2026

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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 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)* 4/16/2026, 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:

United States Trustee: ustregion16.rs.ecf@usdoj.gov; Trustee: Larry D. Simons Larry D Simons (TR), larry@janus.law, cli9@ecfbis.com, nancy@lsimonslaw.com, simonsecf@gmail.com, keila@janus.law; Counsel for Trustee: Nancy H. Zamora, zamora3@aol.com; Counsel for Debtor: Lara T. Abuzeid, lara.abuzeid@abuzeidlaw.com, legalassist@abuzeidlaw.com, g3640@notify.cincompass.com, abuzeid.larabl20492@notify.bestcase.com; RosendoGonzalez, rossgonzalez@gonzalezplc.com, rgonzalez@ecf.axosfs.com, jzavala@gonzalezplc.com, zig@gonzalezplc.com, gig@gonzalezplc.com; Counsel for Gauri Ambardekar: Ethan Marcus, elcentro@marcusfamilylaw.com; Counsel for Sunita Ambardekar: Robert P. Goe, rgoe@goeforlaw.com, kmurphy@goeforlaw.com, goeforecf@gmail.com, Goe.RobertP.R@notify.bestcase.com, ajohnston@goeforlaw.com; Brandon J. Iskander, biskander@goeforlaw.com, kmurphy@goeforlaw.com, jfountain@goeforlaw.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 4/16/2026, 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: Ashutosh Ambardekar, 39794 Cambridge Place, Temecula, CA 92591
Estate broker: Bill Friedman, Coldwell Banker Realty, 11661 San Vicente Blvd., FL 10, Los Angeles, CA 90049;
Gregory Bingham, Coldwell Banker Realty, 840 Newport Center Drive, #100, Newport Beach, CA 92660
Escrow: Antonia Delgado, A&A Escrow Services, Inc., 15250 Ventura Blvd., Suite 715, Sherman Oaks, CA 91403
Title: Mindy Beckham, Stewart Title of California, Inc., 2801 Townsgate Rd, #111, Westlake Village, CA 91361
Disputed lienholder: Marcus Family Law Center PLC, 9820 Willow Creek Road, Suite 285, San Diego, CA 92131
U.S Trustee: Office of the United States Trustee, 3801 University Avenue, Suite 720, Riverside, CA 92501

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)* 4/16/2026, 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.

4/16/2026

Cynthia Casas

/s/ Cynthia Casas

Date

Printed Name

Signature