

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>DAVID A. WOOD, #272406<br>dwood@marshackhays.com<br>AARON E. DE LEEST, #216832<br>adeleest@marshackhays.com<br>SARAH R. HASSELBERGER, #340640<br>shasselberger@marshackhays.com<br>MARSHACK HAYS WOOD LLP<br>870 Roosevelt, Irvine, CA 92620<br>Telephone: 949-333-7777 / Fax: 949-333-7778<br><br><input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Debtors, Hamid Hojati and Elham Hojati | FOR COURT USE ONLY                                                                        |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                           |
| In re:<br><br>HAMID HOJATI AND ELHAM HOJATI,<br><br>Debtors and Debtors-in-Possession.<br><br>Debtor(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CASE NO.: 8:25-bk-13209-MH<br>CHAPTER: 11<br><br><b>NOTICE OF SALE OF ESTATE PROPERTY</b> |

|                                                                                                                                                               |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Sale Date:</b> August 4, 2026                                                                                                                              | <b>Time:</b> 1:30 p.m. |
| <b>Location:</b> United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 6C, 411 W. Fourth Street, Santa Ana, CA 92701. |                        |

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** July 21, 2026

**Description of property to be sold:** The Debtors seek to sell the real property located at and more commonly known as 25761 Highplains Terrace, Laguna Hills, California 92653-6316 ("Property").

**Terms and conditions of sale:** All terms and conditions are set forth in the California Residential Purchase Agreement and Joint Escrow Instructions dated March 4, 2026. The proposed purchase price is \$3,650,000. The sale is subject to overbids. The agreement and addendums are attached as Exhibit "5" to the Motion. See Motion filed on July 14, 2026, as Dk. No.        for further details.

**Proposed sale price:** \$3,650,000

**Overbid procedure (if any):** To maximize the benefit to the Estate, the Debtors are setting this sale subject to overbid pursuant to the procedures stated in the Motion. Any qualifying overbid shall be received no later than close of business on August 3, 2026. Any overbid must provide for a minimum purchase price of at least \$3,660,000 ("Minimum Overbid Price"). Any overbid must be accompanied by a deposit of \$100,000 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and best bid or the Property ("Best Bid"), and proof satisfactory to the Debtors that such bidder has sufficient funds to complete the sale. See 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 4, 2026 at 1:30 p.m.

United States Bankruptcy Court, Central District of California

Santa Division, Courtroom 6C

411 W. Fourth Street

Santa Ana, CA 92701

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

Clarence Yoshikane - (714) 606-5765

clarence.yoshikane@gmail.com

Jennifer Toyama - (714) 501-7132 - j\_toyama@verizon.net

David A. Wood (949) 333-7777 - dwood@marshackhays.com

Aaron E. de Leest (949) 333-7777 - adeleest@marshackhays.com

Sarah R. Hasselberger (949) 333-7777 -

shasselberger@marshackhays.com

Date: July 14, 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:  
870 Roosevelt, Irvine, CA 92620

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 **July 14, 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:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **July 14, 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.

**DEBTORS**

HAMID HOJATI  
ELHAM HOJATI  
25761 HIGHPLAINS TERRACE  
LAGUNA HILLS, CA 92653

**INTERESTED PARTY**

MORGAN STANLEY BANK, N.A.  
NEWREZ LLC d/b/a SHELLPOINT  
MORTGAGE SERVICING  
PO BOX 10826  
GREENVILLE, SC 29603-0826

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL:** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **July 14, 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.

**PRESIDING JUDGE'S COPY – VIA PERSONAL DELIVERY**

HONORABLE MARK D. HOULE  
UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
411 WEST FOURTH STREET, SUITE 6135 / COURTROOM 6C  
SANTA ANA, CA 92701-4593

☐ 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.

July 14, 2026  
Date

Cynthia Bastida  
Printed Name

/s/ Cynthia Bastida  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): CONTINUED:**

- **ATTORNEY FOR CREDITOR SAN BERNARDINO COUNTY: Joseph Boufadel**  
jboufadel@salvatoboufadel.com, Gsalvato@salvatoboufadel.com;gsalvato@ecf.inforuptcy.com
- **ATTORNEY FOR CREDITOR MORGAN STANLEY BANK, N.A.:** Greg P Campbell ch11ecf@aldridgepite.com,  
gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
- **SUBCHAPTER V TRUSTEE:** Arturo Cisneros arturo@mclaw.org, CACD\_ECF@mclaw.org
- **SUBCHAPTER V TRUSTEE:** Arturo Cisneros (TR) amctrustee@mclaw.org,  
acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com
- **ATTORNEY FOR DEBTORS: Aaron E. De Leest** adeleest@marshackhays.com,  
adeleest@marshackhays.com,alinares@ecf.courtdrive.com
- **INTERESTED PARTY COURTESY NEF:** James Ficenec james.ficenec@ndlf.com, alex.reel@ndlf.com
- **ATTORNEY FOR CREDITOR SAMSON MCA, LLC:** Anthony F. Giuliano afg@glpcny.com
- **ATTORNEY FOR DEBTORS:** Sarah Rose Hasselberger shasselberger@marshackhays.com,  
shasselberger@ecf.courtdrive.com;cbastida@marshackhays.com;alinares@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR POPPY BANK:** Michael Makdisi mmakdisi@abbeylaw.com
- **ATTORNEY FOR CREDITOR SUNWEST BANK:** Jessica M. Simon jsimon@hrhlaw.com,  
mgranzow@hrhlaw.com
- **ATTORNEY FOR CREDITOR SUNWEST BANK:** Shana Stark sstark@raslg.com
- **U.S. TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- **ATTORNEY FOR CREDITOR BROOKHOLLOW OFFICE PARK ASSOCIATION:** Reilly D Wilkinson  
rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com
- **ATTORNEY FOR DEBTORS:** David Wood dwood@marshackhays.com,  
dwood@ecf.courtdrive.com;lbuchananmh@ecf.courtdrive.com;spineda@ecf.courtdrive.com;alinares@ecf.courtdrive.com

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MALVERN, PA 19355-0701

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OF FUNDING FUTURES, LLC  
492C CEDAR LANE, STE 442  
TEANECK, NJ 07666

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SANTA ANA, CA 92702-1438

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LOS ANGELES CA 90012-4701

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1801 CENTURY PARK EAST,  
#1460  
LOS ANGELES, CA 90067-2316

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BECKET AND LEE LLP  
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MALVERN, PA 19355-0701

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CA DEPT. OF TAX & FEE ADMIN  
ACCOUNT INFORMATION GROUP,  
MIC:29  
P.O. BOX 942879  
SACRAMENTO, CA 94279-0002

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INFOSOURCE LP AS AGENT  
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CHARLOTTE, NC 28272-1083

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SPECIAL PROCEDURES -  
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CRANE LLP  
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BOCA RATON, FL 33487

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BANKRUPTCY DEPARTMENT  
PO BOX 108  
SAINT LOUIS, MO 63166-0108

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SACRAMENTO, CA 95812-2952

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20 CIVIC CENTER PLAZA  
P.O. BOX 1964  
SANTA ANA, CA 92702-1964

**CREDITOR**

CITY OF SANTA ANA  
P.O. BOX 1964  
SANTA ANA, CA 92702-1964

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3 PARK PLAZA, SUITE 1950  
IRVINE, CA 92614-8541

**CREDITOR**

EMPLOYMENT DEVELOPMENT  
DEPARTMENT  
BANKRUPTCY GROUP MIC 92E  
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