

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael S. Kogan (SBN 128500) KOGAN LAW FIRM, APC 11500 W. Olympic Blvd., Suite 400 Los Angeles, California 90064 Telephone (310) 954-1690 mkogan@koganlawfirm.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 - SAN FERNANDO VALLEY DIVISION

In re: VANESSA STOLLER, Debtor(s).	CASE NO.: 1:22-bk-10141-MB CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: 07/01/2025	Time: 1:30 pm
Location: U.S. Bankruptcy Court, 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/17/2025

Description of property to be sold:
5747 Hoback Glen Road, Hidden Hills, California 91302
Attorney for: Debtor

Terms and conditions of sale:

See attached notice.

VANESSA STOLLER,

Proposed sale price: \$ 6,600,000.00

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):

See attached notice

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

7/1/2025 @ 1:30 pm

U.S. Bankruptcy Court, 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367

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

Michael S. Kogan (SBN 128500)
KOGAN LAW FIRM, APC
11500 W. Olympic Blvd., Suite 400
Los Angeles, California 90064
Telephone (310) 954-1690
mkogan@koganlawfirm.com

See attached notice

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

7/1/2025 @ 1:30 pm

Date: 06/10/2025 Court, 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367

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

Michael S. Kogan (SBN 128500)
KOGAN LAW FIRM, APC
11500 W. Olympic Blvd., Suite 400
Los Angeles, California 90064
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mkogan@koganlawfirm.com

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11500 W. Olympic Blvd., Suite 400
Los Angeles, California 90064
Telephone (310) 954-1690
mkogan@koganlawfirm.com

Attorneys for the Debtor

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re

VANESSA STOLLER,

Debtor.

Case No. 1:22-bk-10141-MB

Chapter 11

**NOTICE OF HEARING ON MOTION OF
DEBTOR FOR SALE OF PROPERTY OF
THE ESTATE FREE AND CLEAR OF
LIENS**

Date: July 1, 2025

Time: 1:30 p.m.

Place: Courtroom 303

PLEASE TAKE NOTICE that on July 1, 2025, at 1:30 a.m., the Honorable Martin

Barash, United States Bankruptcy Judge in Courtroom 303 of the United States Bankruptcy Court for the Central District of California, located at located at 21041 Burbank Blvd. #303, Woodland Hills, CA 91367, VIA ZOOM or in person, Vanessa Stoller (the "**Debtor**"), hereby moves the Court on her Motion of Debtor for Sale of Property of the Estate Free and Clear of Liens (the "**Motion**"), pursuant to Section 363(b)(1) of Title 11 of the Bankruptcy Code (the "**Bankruptcy Code**"), for an order approving the sale of the estate's community property ownership interest in the real property and improvements located at 5747 Hoback Glen Road, Hidden Hills, California 91302 (the "**Property**") to Eran Vivante and Yaniv Nehemia (the "**Buyer**"). The Buyer will pay

**NOTICE OF HEARING ON MOTION OF DEBTOR FOR SALE OF PROPERTY OF THE ESTATE FREE
AND CLEAR OF LIENS**

1 the purchase price (the "**Purchase Price**") of \$6,600,000, all cash, for the Property. The Property
2 will be sold free and clear of any liens, claims, and interests pursuant to Sections 363(f)(2), (f)(3)
3 and (f)(4) of the Bankruptcy Code with the lien rights, if any, to attach to the sale proceeds.¹ The
4 total value of the liens against the Property is approximately \$5,725,363, without including the
5 Debtors homestead. This amount also considers the amount estimated for US Bank as discussed
6 herein. The Debtor believes that all burdens of establishing a sound business justification for the
7 sale of the Property have been met. **This is the second attempt of the Debtor to sell the**
8 **Property, and the agreement for sale was executed over one year ago and it has taken over**
9 **year for the Buyer to obtain the requisite approvals to be able to consummate the purchase.**
10 The sale will be noticed to creditors and interested parties. The Motion also requests payment of
11 sales commissions and the Debtors homestead exemption.

12 The Debtor seeks an order approving the sale of the interest of the Debtor's bankruptcy
13 estate (the "**Estate**") in the Property, free and clear of all liens, claims and interests. The Debtor
14 believes that all burdens of establishing a sound business justification for the sale of the Property
15 have been met. The Debtor believes that the Purchase Price maximizes the value of the Property
16 to the Estate. From the sale proceeds, the Estate anticipates that it will be able to pay secured
17 creditors, the Debtors homestead amount and unsecured creditors as set forth in the confirmed
18 plan of reorganization. The terms of the sale with the Buyer have been negotiated at arms-length
19 and the consideration for purchase of the Property is fair and reasonable, and represents the fair
20 market value for the Property. Therefore, the Motion should be approved.

21 The Debtor believes that all burdens of establishing a sound business justification for the
22 sale of the Property have been met:

23 1. The Debtor believes that the Purchase Price maximizes the value of the Property to
24 the estate.

25 2. The terms of the sale with the Buyer has been negotiated at arms-length and the
26 consideration for purchase of the Property is fair and reasonable, and represents the fair market
27 value for the Property.

28 3. Additionally, the Debtor has satisfied all procedural requisites of notice of the
Motion to obtain Court approval of this sale.

4. The terms of the proposed sale are embodied in the California Residential Purchase

¹ The Property will not be sold free and clear of certain covenants and easements
which are fully described in the Motion.

1 Agreement and Joint Escrow Instructions and amendments (the “**Agreement**”), attached as
2 Exhibit “A” to the Motion and incorporated herein by this reference.

3 The Purchase Price is the highest and best offer that the Debtor has received and expects to
4 receive for the Property. Furthermore, to maximize the greatest value for this estate and its
5 creditors, parties offering to purchase the Property, shall have the opportunity to overbid
6 (“**Overbid**”) for the purchase of the Property at the hearing on the Motion, on substantially the
7 same or better terms as set forth in the Agreement.

8 The sale of the Property will be subject to an overbid auction to be held at the hearing on
9 the Motion, with any overbid to begin at \$6,700,000, or such amount set by the Court. In order to
10 maximize the greatest value for this estate and its creditors, at the time of the Sale, parties offering
11 to purchase the Property free and clear of all liens and encumbrances shall have the opportunity to
12 overbid the purchase of the Property on substantially the same or better terms as those set forth in
13 the Agreement. A true and correct copy of the Agreement is attached to the Motion as Exhibit
14 “A.” Any initial overbid shall be in an amount not less than \$6,700,000, with subsequent bids in
15 increments of \$25,000 or such amount set by the Court.

16 Any party that wishes to overbid must bring cash, cashier’s check, or money order made
17 payable to “Vanessa Stoller”, DIP” in the amount of \$200,000 to the office of Debtors counsel two
18 (2) days before the hearing date. Such deposit shall become the non-refundable deposit of the
19 successful buyer(s) at the sale. No interest will be paid on such deposits. The deposit shall be
20 forfeited to the Debtor if the winning overbidder or buyer(s) is unable, for any reason to close the
21 sale within seven (7) days of the hearing. Additionally, any overbidder must be able to
22 demonstrate the ability to pay the final purchase price and the ability to successfully consummate
23 the sale transaction, at the time of the Sale. The Buyer shall have the right to participate in any
24 overbid proceeding. In the event of an overbid proceeding, the remaining portion of the purchase
25 price shall be made within seven (7) business days of the Sale. Pursuant to the Agreement, the
26 estate’s interest in the Property shall be sold “as is” with no warranties whatsoever as to condition,
27 fitness for use, sale or repair, or otherwise.

28 In the event of an overbid proceeding, the last bid before the final successful overbid shall
be noted as a back-up bid. In the event of default by the successful overbidder, the back-up bid
shall be accepted by the Debtor and the back-up bidder shall have seven (7) business days to
complete the sale transaction.

The Motion is based upon the Notice, the Motion, the attached Memorandum of Points and Authorities, the Declaration of Vanessa Stoller, the pleadings on file in this case, and upon such other evidence as may properly be presented to the Court at the hearing.

Any party desiring a copy of the Motion, Memorandum of Points and Authorities, and Declaration of Vanessa Stoller may review the file at the Court or contact the attorneys for the Debtor for a copy.

1. The Movant has filed the following written notice or other pleading ("Notice") advising of a hearing to be held in the above-captioned case, on the date and time and at the location indicated above, before the Honorable Martin R. Barash, United States Bankruptcy Judge: Second Motion for Order Approving Modifications to Second Amended Plan of Reorganization.
2. In addition to appearing in person, parties in interest (and their counsel) may appear remotely using ZoomGov audio and video. Information on how to appear using ZoomGov is provided on the following page of this notice.
3. Parties in interest (and their counsel) may connect by ZoomGov audio and video using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device with an integrated camera, microphone and speaker (such as an iPhone, iPad, Android phone or Android tablet).
4. The connection can be initiated by entering the "Meeting URL" into a web browser on any of these devices, provided the device is connected to the Internet. Individuals connecting in this manner will be prompted for the Meeting ID and Password shown below.
5. **Members of the public and the press may only connect to the zoom audio feed, and only by telephone. Access to the video feed by these individuals is prohibited. In the case of a trial or evidentiary hearing, no audio access will be provided. However, members of the public and the press may observe all proceedings in person.**
6. Neither a Zoom nor a ZoomGov account is necessary to participate in or observe the hearing, and no pre-registration is required. The use of ZoomGov is free of charge to participants.
7. The audio portion of the hearing will be recorded electronically by the Court and constitute its official record.
8. **All persons are strictly prohibited from making any other recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.**
9. Any party in interest or counsel that elects to appear remotely by ZoomGov bears the risk of malfunction or disconnection from the hearing.
10. The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/4606507796>

**NOTICE OF HEARING ON MOTION OF DEBTOR FOR SALE OF PROPERTY OF THE ESTATE FREE
AND CLEAR OF LIENS**

Meeting ID: 160 650 7796

Password: 876683

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

More information on using ZoomGov to participate in this hearing is available on the Court's website at the following web address: <https://www.cacb.uscourts.gov/news/zoom-video-hearing-guide-participants>.

More information on using ZoomGov to participate in this hearing is available on the Court's website at the following web address: <https://www.cacb.uscourts.gov/news/zoom-video-hearing-guide-participants>.

Anyone who wishes to oppose the Motion must do so in a writing that complies with the rules of practice and procedure before the United States Bankruptcy Court for the Central District of California, and pursuant to Local Bankruptcy Rule 9013-1(1)(g), and must ensure that such opposition is filed with the Court no later than fourteen (14) days prior to the hearing on the Motion. Any such opposition must also be served on counsel to the Debtor at the following address: Michael S. Kogan, KOGAN LAW FIRM, APC, 11500 W. Olympic Blvd., Suite 400, Los Angeles, California 90064, and on the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, California 90017. Any opposition not so filed and served may be deemed to constitute consent to the relief requested in the Motion and a waiver of the right to be heard at the hearing on the Motion.

DATED: June 10, 2025

KOGAN LAW FIRM, APC

Michael S. Kogan

By: /s/ Michael S. Kogan

Michael S. Kogan

Attorneys for Debtor

NOTICE OF HEARING ON MOTION OF DEBTOR FOR SALE OF PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS

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:

KOGAN LAW FIRM, APC, 11500 W. Olympic Blvd., Suite 400, Los Angeles, California 90064

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) 06/10/2025, 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 (date) 06/10/2025, 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.

06/10/2025

Pamela Lynn

/s/Pamela Lynn

Date

Printed Name

Signature

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

In re: VANESSA STOLLER	Debtor(s).	CHAPTER: 11 CASE NUMBER: 1:22-bk-10141-MB
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ADDITIONAL SERVICE INFORMATION (if needed):

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Wesley H Avery on behalf of Interested Party Nancy J. Zamora, Chapter 7 Trustee
wes@averytrustee.com, lucy@averytrustee.com;alexandria@averytrustee.com

Matthew Abbasi on behalf of Debtor Vanessa Stoller
matthew@malawgroup.com

Russell Clementson on behalf of U.S. Trustee United States Trustee (SV): russell.clementson@usdoj.gov

Michael S Kogan on behalf of Attorney Michael Kogan Law Firm, APC: mkogan@koganlawfirm.com

Arvind Nath Rawal on behalf of Creditor BMW Bank of North America, c/o AIS Portfolio Services, LP
arawal@aisinfo.com

Arvind Nath Rawal on behalf of Creditor Capital One Auto Finance, a division of Capital One, N.A., c/o
AIS Portfolio Services, LP: arawal@aisinfo.com

Arvind Nath Rawal on behalf of Creditor BMW Financial Services
arawal@aisinfo.com

United States Trustee (SV): ustpregion16.wh.ecf@usdoj.gov

Nancy J Zamora (TR)
zamora3@aol.com, nzamora@ecf.axosfs.com

David S Hagen davidhagenlaw@gmail.com

Donald H Cram, III on behalf of Creditor WELLS FARGO BANK, N.A.
dhc@severson.com, cas@severson.com

Devyani Malap on behalf of Creditor Synchrony Bank by AIS InfoSource, LP as agent.
devyani.malap@aisinfo.com

Gary Tokumori on behalf of Creditor First-Citizens Bank & Trust Company
gtokumori@pmcos.com

Kirsten Martinez on behalf of Creditor U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage
Trust 2006-2, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2006-2 as serviced by
Specialized Loan Servicing
Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com

Kirsten Martinez on behalf of Creditor Adjustable Rate Mortgage Trust 2006-2, Adjustable Rate Mortgage-Backed
Pass-Through Certificates, Series 2006-2, U.S. Bank National Association, as Trustee, as serviced by Specialized
Loan Servicing L
Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com

Nancy J Zamora (TR)
zamora3@aol.com, nzamora@ecf.axosfs.com

David S Hagen davidhagenlaw@gmail.com

Donald H Cram, III on behalf of Creditor WELLS FARGO BANK, N.A.
dhc@severson.com, cas@severson.com

Todd S. Garan on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing
chl1ecf@aldridgepate.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepate.com

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL - VIA U.S. MAIL

Hon. Martin Barash
U.S. Bankruptcy Court
21041 Burbank Blvd.. #342
Woodland Hills, CA 91367

Priority Creditors – Complete List

Internal Revenue Service (also secured)
PO Box 7346
Philadelphia, PA 19101-7346

Franchise Tax Board (also secured)
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

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

LA County Treasurer and Tax Collector
Attn: Bankruptcy Unit
PO Box 54110
Los Angeles, CA 90054-0110

Office Finance City of LA
200 N. Spring St., Rm 101
City Hall
Los Angeles, CA 90012-3224

Attorney General of US (also secured)
United States Dept. of Justice
IRS Service
Ben Franklin Station
P.O. Box 683
Washington, D.C. 20044

US Attorney Office (also Secured)
IRS Service
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

Internal Revenue Service (also secured)
LA County Treasurer and Tax Collector
Attn: Bankruptcy Unit
PO Box 54110
Los Angeles, CA 90054-0110

Office Finance City of LA
200 N. Spring St., Rm 101

300 North Los Angeles Street
Los Angeles, CA 90012

Secured Creditors

Specialized Loan Service, LLC (Registered Agent)
United Agent Group Inc.
4640 Admiralty Way, 5th Floor
Marina Del Rey, CA 90292

Hidden Hills Community Assn
c/o Shannon Moore (Registered Agent)
24549 Long Valley Rd
Hidden Hills, CA 91302

First Regional Bank
c/o Gary Tokumori,
Parker Milliken Clark, et al
515 S. Figueroa St., 8th Floor
Los Angeles, CA 90071

Personal Court Reporters, Inc.
c/o Law offices Philip Landsman
5776 Lindero Canyon Rd, Ste D-666
Westlake Village, CA 91362

Make It Nice, LLC
mail - (20180724466)
Lane Nussbaum
27489 Agoura Rd, Ste 102
Agoura Hills, CA 91301

Make It Nice, LLC (registered Agent)
c/o Ronald Richards
9255 Doheny Rd, Ste 602
West Hollywood, CA 90069

First American Title Company
c/o William B. Bergerson
4 First American Way, 2nd Floor
Santa Ana, CA 92707

First American Title Company
Corporate Service Company (Registered Agent)
which will do business in California
as CSC – Lawyers Incorporating Service,
CSC-Lawyers Incorporating Service
Dba Prentice-Hall Corporation System, Inc.
c/o Kaitlyn Mannix
2710 Gateway Oaks Drive, Suite 150N
Sacramento, CA 95833

Las Hadas Investments, LLC
Liberty Law Group, PC
7215 Canby Street

Reseda, CA 91335

Additional Service on Secured Creditors re demand notices

Shellpoint Mortgage Servicing
75 Beattie Place
Suite LL202
Greenville, SC 29601

Hidden Hills Community Association
c/o Wolf, Rifkin, Shapiro, et al
Daniel Medioni
11400 W. Olympic Blvd., 9th Floor
Los Angeles, CA 90064

IRS
c/o Lynda Garcia
4041 N. central Ave., Ste 112
Phoenix, AZ 85012

Unsecured Creditors – Complete List

BMW Financial Services
Attn: Customer Accounting
5550 Britton Parkway
Hilliard, OH 43026

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

US Bank National Assoc. Trustee
c/o Specialized Loan Servicing LLC
6200 S. Quebec St. Suite 300
Greenwood Village, Colorado 80111

Consolidated Edison
Company of New York, Inc.
Bankruptcy Group-EAG
4 Irving Place, 9th Floor
New York, NY 10003

Capital One Bank (USA)
N.A. by American InfoSource as Agent
PO Box 71083
Charlotte, NC 28272-1083

Merrick Bank
Resurgent Capital Svcs.
PO Box 10368
Greenville, SC 26603-0368
America's Servicing Co.
PO Box 10328

US Bank National Assoc. Trustee
c/o Specialized Loan Servicing LLC
6200 S. Quebec St. Suite 300
Greenwood Village, Colorado 80111

Consolidated Edison

Des Moines, IA 50306-0328

Pay Pal Credit
PO Box 960006
Orlando, FL 32896-0006

Hidden Hills Community Assn.
24549 Long Valley Rd.
Hidden Hills, CA 91302-1299

Capital One Auto Finance
4515 N. Santa Fe Ave., Dept. APS
Oklahoma City, OK 73118-7901

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

Cedars Sinai
PO Box 48954
DesigGeconsolutions
Los Angeles, CA 90048-0954

Bank of America Home Loan Serv
PO Box 10287
Van Nuys, CA 91410-0287

Pay Pal Credit
PO Box 960006
Synchrony Bank by AIS InfoSource, LP as agent
4515 N Santa Fe Ave
Oklahoma City, OK 73118
24549 Long Valley Rd.

2012 Service Parties (not NEF)

Capital One Auto Finance
US Bank National Assoc. Trustee
c/o Specialized Loan Servicing LLC
6200 S. Quebec St. Suite 300
Greenwood Village, Colorado 80111
444 South Flower St., Suite 900
Los Angeles, CA 90071-2934

Cedars Sinai
PO Box 48954
DesigGeconsolutions
Los Angeles, CA 90048-0954

Bank of America Home Loan Serv
PO Box 10287
Van Nuys, CA 91410-0287

Synchrony Bank by AIS InfoSource, LP as agent
4515 N Santa Fe Ave
Oklahoma City, OK 73118

2012 Service Parties (not NEF)

US Bank National Assoc. Trustee
c/o Specialized Loan Servicing LLC
6200 S. Quebec St. Suite 300
Greenwood Village, Colorado 80111