

Debtor(s).

Location: 21041 Burbank Blvd., Woodland Hills, CA 91367, Courtroom 301

Last date to file objections: July 30, 2025

Description of property to be sold: Single Family Residence

6909 Texhoma Ave., Van Nuys, CA (APN 222-9003-009)

Terms and conditions of sale:

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Motion to Approve Sale on file with the Court Motion available by email request to Trustee's counsel.

Sale subject to overbid – see below

Proposed sale price: \$ 774,000.00

Overbid procedure (if any):

The following is a summary – See Motion for full recitation of terms.

First overbid to be no less than \$784,000.00 with subsequent overbids of no less than \$5,000; deposit of 3.05% of first minimum overbid non-refundable if bid is accepted and approved by Court; no contingencies. Deposit of \$23,912.00 by cashier's checks or wire transfer and proof of available funds to close escrow and agreement to be bound by purchase agreement to be delivered to Trustee at 21650 Oxnard Blvd., Suite 500, Woodland Hills, CA 91367 by 12:00 noon on August 11, 2025.

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

August 13, 2025
1:30 p.m..
Courtroom 301
21041 Burbank Blvd.
Woodland Hills, CA 91367

Hearing may be in person or by zoom. Qualified overbidders should contact counsel for Trustee or Broker for information the afternoon on the day prior to the hearing. Notice filed on July 22, 2025 with opportunity to object.

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

Counsel for the Trustee:

Elissa D. Miller
elissa.miller@gmlaw.com
GREENSPOON MARDER LLP
1875 Century Park East, Suite 1900
Los Angeles, California 90067
Telephone: 213.626.2311

or

Trustee's Broker
Steve Flores, Coldwell Banker Realty, (310) 777-6200

Date: July 22, 2025

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: 1875 Century Park East, Suite 1875, Los Angeles, CA 90067

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)* July 22, 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:

- **Shraddha Bharatia** notices@becket-lee.com
- **Andre Boniadi** aboniadi@bzlegal.com
- **Katherine Bunker** kate.bunker@usdoj.gov
- **Eryk R Escobar** eryk.r.escobar@usdoj.gov
- **Shantal Malmed** shantal.malmed@gmlaw.com, cheryl.caldwell@gmlaw.com
- **Elissa Miller** elissa.miller@gmlaw.com, emillersk@ecf.courtdrive.com;cheryl.caldwell@gmlaw.com
- **Alan I Nahmias** anahmias@mbn.law, jdale@mbn.law
- **David C Nealy** David.Nealy@limnexus.com, mimi.cho@limnexus.com,rebecca.zamora@limnexus.com
- **Leonard Pena** lpena@penalaw.com, penasomaecf@gmail.com;penalr72746@notify.bestcase.com
- **Brett Ramsaur** brett@ramsaurlaw.com, alecia@ramsaurlaw.com;paralegal@ramsaurlaw.com
- **David Seror (TR)** dseror@bg.law, csalazar@bg.law;C133@ecfcbis.com;mgalvan@bg.law
- **Charles G Smith** charlie@charlesgsmithlaw.com, Stephanie@charlesgsmithlaw.com
- **Andrew Edward Smyth** andrew@smythlo.com
- **Stephen S Smyth** office@smythlo.com;r58723@notify.bestcase.com
- **James E Till** james.till@till-lawgroup.com, martha.araki@till-lawgroup.com;myrtle.john@till-lawgroup.com;sachie.fritz@till-lawgroup.com
- **United States Trustee (SV)** ustpreion16.wh.ecf@usdoj.gov
- **Robert M Yaspan** court@yaspanlaw.com, tmenachian@yaspanlaw.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* _____, 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)* 5/11/21, 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.

July 22, 2025

Cheryl Caldwell

/s/Cheryl Caldwell

Date

Printed Name

Signature