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☐ Individual appearing without attorney
☒ Attorney for: DAVID K. GOTTLIEB, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION

In re:
MARION ELISABETH GREENBLATT,

CASE NO.: 1:23-BK-10613-VK
CHAPTER: 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: December 10, 2025

Time: 1:30 p.m.

Location: United States Bankruptcy Court, Central District of California, San Fernando Valley Division, Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA 91367 Please refer to the Court's website for more details.

Type of Sale: ☒ Public ☐ Private

Last date to file objections: November 26, 2025

Description of property to be sold: The Property is a mobilehome located at and commonly known as 16 Robertson Way, Newbury Park, California 91320 (HCD Decal #AAP9980) (ID #s S51364U, S51364X) (HUD Label / Insignia MH187673, MH187674) ("Property"). See Sale Motion filed as Dk. No. 120 for further details.

Terms and conditions of sale:

All terms and conditions are set forth in the Trustee's Sale Agreement, which reflects the material terms agreed to between the proposed buyer and the Trustee for the sale of the Property. The Sale Agreement is attached to the Sale Motion filed on November 19, 2025. The proposed purchase price is \$85,000 ("Purchase Price") and the earnest money deposit is \$2,700. The sale is subject to overbids.

Proposed sale price: \$85,000

Overbid procedure (if any): Any person or entity interested in purchasing the Property must serve the Trustee, his counsel, and the Trustee's agents, no later than close of business on December 9, 2025. Any initial Overbid must provide for a minimum purchase price of at least \$90,000. Any Overbid must be accompanied by an earnest money deposit of \$2,700 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and best bid for the Property ("Best Bid"), and the deposit shall be accompanied by proof satisfactory to Trustee that such bidder has sufficient funds to complete the sale. After the initial overbid, the minimum bidding increment shall be \$1,000.

See Sale 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:

December 10, 2025

1:30 p.m.

Courtroom 301

21041 Burbank Boulevard

Woodland Hills, CA 91367

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

Nona Green / Coldwell Banker and Bill Friedman / Coldwell Banker

billfried@earthlink.net & nona4re@gmail.com

213 200-2500

Laila Rais - lrais@marshackhays.com

Tinho Mang - tmang@marshackhays.com

Bradford N. Barnhardt - bbarnhardt@marshackhays.com

Marshack Hays Wood LLP - (949) 333-7777

Date: November 19, 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:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** 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 **November 19, 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 **November 19, 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.

DEBTOR

MARION ELISABETH GREENBLATT
5523 N EMBER CT
AGOURA HILLS, CA 91301-2062

INTERESTED PARTY

THOMPSON ALLEN COMPANY, LLC
MOBILE HOME PARKS
ATTN: MARY WILLIAMS, MANAGER
VENTU ESTATES/VENTU PARK VILLA
26 S. VENTU PARK ROAD
NEWBURY PARK, CA 91320

☐ 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 **November 19, 2025**, 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 OVERNIGHT MAIL

HONORABLE VICTORIA S. KAUFMAN
UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
21041 BURBANK BOULEVARD, SUITE 354 / COURTROOM 301
WOODLAND HILLS, CA 91367

☐ 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.

November 19, 2025
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 TRUSTEE: Bradford Barnhardt** bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- **TRUSTEE: David Keith Gottlieb (TR)** dkgttrustee@dkgallc.com, dgottlieb@iq7technology.com, rjohnson@dkgallc.com, akuras@dkgallc.com; ecf.alert+Gottlieb@titlexi.com
- **INTERESTED PARTY: Steven T Gubner** sgubner@bg.law, ecf@bg.law
- **ATTORNEY FOR TRUSTEE: D Edward Hays** ehays@marshackhays.com, ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR: Daniel J McCarthy** dmccarthy@hillfarrer.com, spadilla@hillfarrer.com; dflowers@hfbllp.com
- **US TRUSTEE: United States Trustee (SV)** ustpregion16.wh.ecf@usdoj.gov
- **ATTORNEY FOR PNC BANK, N.A.: Jennifer C Wong** bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com