

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DAVID SEROR – Bar No. 67488 JESSICA S. WELLINGTON – Bar No. 324477 BG LAW LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: dseror@bg.law jwellington@bg.law <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nancy H. Zamora, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: Mark Robert Moskowitz, Debtor(s).	CASE NO.: 1:23-bk-11674-MB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 04/30/2024	Time: 11:00 am
Location: Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** 04/16/2024

Description of property to be sold:
Residential real property located at 20580 Northridge Road, Chatsworth, CA 91311.

Terms and conditions of sale:
Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$2,720,000, minimum increments of \$10,000 thereafter. Overbid deposit \$90,000, plus proof of financial worthiness to close sale, payable to "Nancy Zamora, Chapter 7 Trustee" to be recieved by Trustee at least 24 hours prior to sale hearing.

Proposed sale price: \$ 2,700,000.00

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):

Minimum overbid of \$2,700,000; \$10,000 minimum increments thereafter. Deposit of \$90,000 to be received by Trustee at U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071 at least 24 hours prior to the sale hearing.

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

April 30, 2024 at 11:00 a.m. in Courtroom 303, United States Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367

The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1618853248>

Meeting ID: 161 885 3248

Password: 023401

Telephone: 1-669-254-5252 OR 1-646-828-7666

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

David Seror

Jessica S. Wellington

BG LAW LLP

21650 Oxnard Street, Suite 500

Woodland Hills, CA 91367

Tel: (818) 827-9000

Fax: (818) 827-9049

Email: dseror@bg.law; jwellington@bg.law

Date: 04/09/2024

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: **21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367.**

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 **April 9, 2024**, 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:

- **Chad L Butler** caecf@tblaw.com
- **Joseph C Delmotte** efcacb@aldridgepите.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepите.com
- **Alan W Forsley** alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy@flpllp.com
- **D Edward Hays** ehays@marshackhays.com, ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **Michael Hogue** hoguem@gtlaw.com, navarrom@gtlaw.com;michael-hogue-0383@ecf.pacerpro.com
- **Sheryl K Ith** sith@cookseylaw.com
- **Tinho Mang** tmang@marshackhays.com, tmang@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@ecf.courtdrive.com
- **Matthew D. Resnik** Matt@rhmfirm.com, roksana@rhmfirm.com; rosario@rhmfirm.com; sloan@rhmfirm.com; priscilla@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com; russ@rhmfirm.com
- **David Seror** dseror@bg.law, ecf@bg.law
- **Amitkumar Sharma** amit.sharma@aisinfo.com
- **United States Trustee (SV)** ustpregion16.wh.ecf@usdoj.gov
- **Jessica Wellington** jwellington@bg.law, ecf@bg.law
- **Nancy J Zamora (TR)** zamora3@aol.com, nzamora@ecf.axosfs.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On _____, **2024**, 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.

****JUDGE'S COPY NOT REQUIRED IF LESS THAN 25 PAGES (GENERAL ORDER 23-01).**

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 _____, **2024**, 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.

April 9, 2024	Mela Galvan	/s/ Mela Galvan
Date	Printed Name	Signature

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