

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Peter J. Mastan, Esq. (SBN 190250) peter.mastan@dinsmore.com DINSMORE & SHOHL LLP 550 S. Hope Street, Suite 2800 Los Angeles, CA 90071 Tel: (213) 335-7738 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Amy Goldman, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: ZUNIGA 23732, LLC, Debtor(s).	CASE NO.: 1:24-bk-10704-MB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: March 31, 2026	Time: 11:00 a.m.
Location: Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** March 17, 2026

Description of property to be sold:
 Estate's interest in and to the real property commonly known as 23732 Zuniga Road, Toganga, CA 90290 and potential claims against the "Miramar Parties."

Terms and conditions of sale:
 AS IS, WHERE-IS, subject to existing liens and encumbrances.

Proposed sale price: \$95,000.00

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):

Overbid procedures detailed in the Motion. Requested initial overbid is \$105,000 with subsequent bids of \$5,000 or more. Payment due at the hearing by cashier's checks.

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

n/a

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

Peter J. Mastan, Esq.
Dinsmore & Shohl LLP
550 S. Hope Street, Suite 2800
Los Angeles, CA 90071
Tel: (213) 335-7738
peter.mastan@dinsmore.com

Date: March 3, 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: 655 West Broadway, Suite 800, San Diego, CA 92101

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) 3/3/26, 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:

- Sanaz Sarah Bereliani** - berelianilaw@gmail.com, chris@berelianilaw.com; r48595@notify.bestcase.com
- Russell Clementson** - russell.clementson@usdoj.gov
- Thomas S Engel** - awengmill@aol.com
- Amy L Goldman (TR)** - marisol.jaramillo@lewisbrisbois.com, AGoldman@iq7technology.com; ecf.alert+Goldman@titledxi.com
- Peter J Mastan** - peter.mastan@dinsmore.com, SDCMLFiles@dinsmore.com; Katrice.ortiz@dinsmore.com; adelya.ashralieva@dinsmore.com
- United States Trustee (SV)** - ustregion16.wh.ecf@usdoj.gov
- Thomas B Ure** - tom@urelawfirm.com, urelawfirm@jubileebk.net; tom@ecf.courtdrive.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 3/3/26, 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.

Honorable Martin R. Barash
United States Bankruptcy Court
21041 Burbank Boulevard
Woodland Hills, CA 91367

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.

<u>3/3/26</u>	<u>Wendy A. Yones</u>	<u>/s/ Wendy A. Yones</u>
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.

Label Matrix for local noticing
0973-1

Case 1:24-bk-10704-MB

Central District of California
San Fernando Valley
Mon Mar 2 13:54:12 PST 2026

Zuniga 23732, LLC
22287 Mulholland Hwy #320
Calabasas, CA 91302-5157

Dan-Son Heating & Air, Inc.
13770 Herrick Avenue
Sylmar, CA 91342-1118

Federal Loan Service
P. O. Box 421217
San Diego, CA 92142-1217

Miramar Lending Group 1, LLC 1
512 Via De La Valle, Suite 200
Solana Beach, CA 92075-2714

Terri Proffer
280 Peninsula Drive
Burnt, TX 78611-3786

(p)AMY L GOLDMAN TR
633 W 5TH STREET SUITE 4000
LOS ANGELES CA 90071-2074

Miramar Lending Group 1, LLC Loan Servicing
Main Document Page 4 of 5
c/o Thomas S. Engel, ESQ.
656 Fifth Avenue, Suite I
San Diego, CA 92101-6867

San Fernando Valley Division
21041 Burbank Blvd,
Woodland Hills, CA 91367-6606

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE
ATTN BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

Office of the U.S. Trustee
915 Wilshire Blvd Suite 1850
Los Angeles, CA 90017-3560

United States Trustee (SV)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Thomas B Ure
Ure Law Firm
8280 Florence Ave
Ste 200
Downey, CA 90240-3963

Terri Proffer, Legal Owner via Non-Trust Cus
280 Peninsula Drive
Burnet, TX 78611-3786

Charron Cuthbert & Terri Proffer
C/o Bereliani Law Firm Attn Zuniga BK
12100 Wilshire Blvd, 8th Floor
Los Angeles, CA 90025-7120

Federal Home Loans
3914 Murphy Canyon Rd., Suite A250
San Diego, CA 92123-4424

MFG 22 1825 LLC
512 Via De La Valle, Suite 200
Solana Beach, CA 92075-2714

TLS
10505 Sorrento Valley Road
Suite 125
San Diego, CA 92121-1623

Zurich American Insurance Company
ATTN Jessica Melesio
PO Box 68549
Schaumburg, IL 60168-0549

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

LOS ANGELES COUNTY TREASURER AND TAX COLLECT
ATTN: BANKRUPTCY UNIT
PO BOX: 54110
LOS ANGELES, CA 90054-0110

Amy L Goldman (TR)
633 W 5th Street, Suite 4000
Los Angeles, CA 90071

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

End of Label Matrix	
Mailable recipients	19
Bypassed recipients	3
Total	22