

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Debtor and Debtor-in-Possession

In re:

CASE NO.: 1:24-bk-11712-MB

CHAPTER: 11

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/15/2025

Time: 1:30 pm

Location: Courtroom 303 (Hon. Martin R. Barash) 21041 Burbank Blvd., Woodland Hills, CA 91367 (or via ZoomGov)

Last date to file objections: 07/01/2025

4809 Queen Victoria Rd., Woodland Hills, CA 91364

Proposed sale price: \$ 1,700,000.00

Overbid procedure (if any): Overbid packages must be received by 07/10/2025 at 9:00 am including (i) written offer of at least \$1,710,000.00, (ii) satisfactory proof of funds in the highest amount bidder wishes to be qualified to bid, (iii) waiver of all buyer contingencies and further due diligence. See Sale Motion for further details (Docket No. 52).

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

July 15, 20205 at 1:30 pm

Courtroom 303 (Hon. Martin R. Barash), 21041 Burbank Blvd., Woodland Hills, CA 91367 (or via ZoomGov)

Meeting URL: <https://cacb.zoomgov.com/j/1601535102>

Meeting ID: 160 153 5102

Password: 635302

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

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

Anthony O. Egbase, Counsel for Debtor

A.O.E. Law & Associates, APC

800 W. 1st Street, Suite 400

Los Angeles, CA 90012

Tel: (213) 620-7070; Email: info@aoelaw.com

Date: 06/24/2025

Anthony O. Egbase, Esq. (SBN 181721)
Shana Y. Stark, Esq. (SBN: 171555)
A.O.E LAW & ASSOCIATES
A Professional Law Corporation
800 W. 1st Street, Suite 400
Los Angeles, California 90012
Tel: (213) 620-7070
Email: info@aoelaw.com

Attorneys for Debtors and Debtors-in-Possession,
Sally Elizabeth Mitchell

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

In re:

SALLY ELIZABETH MITCHELL

Debtor and Debtor-in-Possession.

Case No.: **1:24-bk-11712-MB**

Chapter 11

**NOTICE OF MOTION: MOTION FOR
ORDER**

**(A) AUTHORIZING SALE OF REAL
PROPERTY LOCATED AT 4809 QUEEN
VICTORIA ROAD, WOODLAND HILLS,
CA 91364 FREE AND CLEAR OF
CLAIMS, LIENS, ENCUMBERANCES,
AND INTERESTS PURSUANT TO 11
U.S.C §363;**

**(B) APPROVING THE FORM AND
MANNER OF NOTICE AND BID
PROCESS**

Date: **July 15, 2025**

Time: **1:30 p.m.**

Ctrm: 303; 21041 Burbank Blvd., Woodland
Hills, CA 91367 [or via ZoomGov per Court's
posted instructions]

Judge: Hon. Martin R. Barash

**TO THE HONORABLE MARTIN R. BARASH, UNITED STATES
BANKRUPTCY JUDGE; THE DEBTOR, OFFICE OF THE UNITED STATES
TRUSTEE, ALL SECURED CREDITORS OF THE ESTATE AND PERSONS HAVING
FILED PROOFS OF CLAIMS, ALL PERSONS REQUESTING SPECIAL NOTICE, ALL**

**LIEN HOLDERS OF RECORD FOR THE SUBJECT PROPERTY, THE BUYER, AND
OTHER PARTIES IN INTEREST, AND THEIR RESPECTIVE ATTORNEYS OF
RECORD, IF ANY:**

NOTICE IS HERBY GIVEN that, on **July 15, 2025 on the 1:30 p.m.(Pacific Time)**,
before the Honorable Martin R. Barash at the United States Bankruptcy Court located 21041
Burbank Boulevard, Woodland Hills, CA 91367, in Courtroom 303, a hearing will be held to
consider the *Motion for order: (A) Authorizing the Sale of Real Property Located at **4809***
QUEEN VICTORIA ROAD, WOODLAND HILLS, CA 91364 (“Subject Property”) *Free And*
Clear Of Claims, Liens, Encumbrances, And Interests Pursuant To 11 U.S.C §363;(B) Approving
The Form And Manner Of Notice And Bid Process; Memorandum Of Points And Authorities;
Declarations Of Sally Elizabeth Mitchell And Justin Shore In Support Thereof; And Exhibits
(hereinafter “Motion”) filed by the Debtor and Debtor in Possession (hereinafter “Debtor”) in the
above captioned bankruptcy case (hereinafter “Case”) on June 24, 2025 as **Docket No. 52**.

The July 15, 2025 hearing date is a date that was available according to the Judge’s self-
calendaring procedures.

PLEASE TAKE FURTHER NOTICE that pursuant to Local Bankruptcy Rule 9013-1,
any party opposing the relief sought herein must file a written response setting forth the facts and
authorities upon which the opposition is based and appear at the hearing. Any response or
opposition must be filed with Court and served on Debtor’s counsel at least **14 days prior to the**
scheduling hearing date at the address set forth above.

PLEASE TAKE FURTHER NOTICE that, pursuant to Local Bankruptcy Rule 9013-
1(h), failure to timely file and serve an objection may be deemed by the Court to be consent to
granting the relief requested in the *Motion*.

Dated: June 24, 2025

A.O.E. Law & Associates, APC

By: /s/ Anthony O. Egbase

Anthony O. Egbase

Attorney for Debtor

Sally Elizabeth Mitchell

In re: SALLY ELIZABETH MITCHELL Debtor(s).	CHAPTER: 11 CASE NUMBER: 1:24-bk-11712-MB
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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:
800 W. 1st Street, Suite 400
Los Angeles, CA 90012

A true and correct copy of the foregoing document entitled (*specify*) **NOTICE 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 **06/24/2025**, 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:

Anthony Obehi Egbase on behalf of Debtor Sally Elizabeth Mitchell
info@aoelaw.com, sandy@ecf.inforuptcy.com; egbasear54561@notify.bestcase.com

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

United States Trustee (SV)
ustpreqion16.wh.ecf@usdoj.gov

Jennifer C Wong on behalf of Interested Party Courtesy NEF
bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **06/24/2025** 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, Secured Creditors, 20 Largest Unsecured Creditors, and All Interested Parties

No Judge Copy per Court Instruction/Procedures

☒ 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 **06/24/2025**, 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.

In re: SALLY ELIZABETH MITCHELL	Debtor(s).	CHAPTER 11 CASE NUMBER 1:24-bk-11712-MB
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Justin Shore via Email
Seller Real Estate Broker
Email: justin@shorehomes.info

B/Spoke Design and Build, LLC. via Email
Buyer c/o Brandon Haft
Email: brandonhaft@hotmail.com

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

06/24/2025
Date

Jose Flores
Printed Name

/s/ Jose Flores
Signature

Label Matrix for local noticing

0973-1

Case 1:24-bk-11712-MB

Central District of California

San Fernando Valley

Thu Oct 17 09:17:29 PDT 2024

Estate of Melvin Lazarus

c/o Sally Lazarus

4848 Queens Florence Lane

Woodland Hills, CA 91364-4746

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21041 Burbank Blvd,

Woodland Hills, CA 91367-6606

Franchise Tax Board

Bankruptcy Section MS A340

P.O. Box 2952

Sacramento, CA 95812-2952

(p)JPMORGAN CHASE BANK N A

BANKRUPTCY MAIL INTAKE TEAM

700 KANSAS LANE FLOOR 01

MONROE LA 71203-4774

Internal Revenue Service

P.O. Box 7346

Philadelphia, PA 19101-7346

Melvin Lazarus Family Trust

c/o The Egenolf Group, L.L.P.

Attn: Bent Goodall Millard, Esq.

1415 Chapala Street, 2nd Floor

Santa Barbara, CA 93101-3014

Nationstar Mortgage LLC

c/o Rushmore Servicing

P.O. Box 619097

Dallas, TX 75261-9097

United States Attorney's Office

Federal Building, Room 7516

300 North Los Angeles

Los Angeles, CA 90012-3336

United States Department of Justice

Ben Franklin Station

P.O. Box 683

Washington, DC 20044-0683

United States Trustee (SV)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

Anthony Obehi Egbase

A.O.E LAW & ASSOCIATES

Bunker Hills Towers

800 W. 1st Street

Suite 400

Los Angeles, CA 90012-2479

Sally Elizabeth Mitchell

4848 Queen Florence Lane

Woodland Hills, CA 91364-4746

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).

Chase Freedom

P.O. 6294

Carol Stream, IL 60197-6294

End of Label Matrix

Mailable recipients 12

Bypassed recipients 0

Total 12