

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Onyinye Anyama Esq. (SBN: 262152) Anyama Law Firm A Professional Law Corporation 18000 Studebaker Road, Suite 325 Cerritos, California 90703 Tel. (562) 645-4500; Fax: (562) 318-3669 E-mail: info@anyamalaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p>			
<p>In re: KRISTIAN EBOREIME FITZ</p>		<p>CASE NO.: 1:24-bk-11864-MB CHAPTER: 11</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 06/17/2025	Time: 1:30 pm
Location: 21041 Burbank Blvd., 303 - Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** _____

Description of property to be sold:

Residential real property located at: 14057 Valley Vista Blvd., Sherman Oaks, CA 91423

Terms and conditions of sale:

See attached Debtor's Motion for Order approving sale

Proposed sale price: \$ 2,950,000.00

Overbid procedure (if any):

See attached Debtor's Motion for Order approving sale

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

See attached Debtor's Motion for Order approving sale

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

Onyinye Anyama Esq.
Anyama Law Firm | A Professional Law Corporation
18000 Studebaker Road, Suite 325
Cerritos, California 90703
Tel. (562) 645-4500; Fax: (562) 318-3669
E-mail: info@anyamalaw.com

Date: 05/06/2025

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:
18000 Studebaker Rd.
Suite 325
Cerritos, CA 90703

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) **5/6/2025**, 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:

Onyinye N Anyama	onyi@anyamalaw.com, anyamainfo@gmail.com ; info_anyama@ecf.courtdrive.com; r44596@notify.bestcase.com
Russell Clementson	russell.clementson@usdoj.gov
Todd S. Garan	ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
United States Trustee (SV)	ustpreion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) **5/6/2025**, 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.

HONORABLE MARTIN R. BARASH
UNITED STATES BANKRUPTCY JUDGE
21041 Burbank Boulevard, Suite 342
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.

May 5, 2025
Date

Karina Ruiz
Printed Name

/s/Karina Ruiz
Signature

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

ADDITIONAL SEVICE LIST:

Barclays Bank Delaware
Attn: Bankruptcy
Po Box 8801
Wilmington, DE 19899

Greenbox Loans, Inc.
3250 Wilshire Blvd. # 1900
Los Angeles, CA 90010

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA, PA 19101-7346

PNC Bank, National Association
c/o Lyndsey Guggenmos, Vice President
10851 Mastin Blvd.
Overland Park, KS 66210

Porsche Financial Srvc
Attn: Bankruptcy
One Porsche Dr
Atlanta, GA 30354

Prestige Default Services, LLC
1920 Old Tustin Ave
Santa Ana, CA 92705

Specialized Loan Servicing LLC
Attn: Bankruptcy
P.O. Box 630147
Littleton, CO 80163

US Department of Education
PO Box 16448
Saint Paul, MN 55116-0448