

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  LAILA RAIS, #311731 lrais@marshackhays.com SARAH R. HASSELBERGER, #340640 shasselberger@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt, Irvine, CA 92620 Tel: 949-333-7777/Fax: 949-333-7778  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: DAVID K. GOTTLIEB, in his capacity as the chapter 7 trustee of the bankruptcy estate of Lisa Hines	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: LISA HINES,          Debtor(s).	CASE NO.: 1:25-BK-10950-MB  CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> March 10, 2026	<b>Time:</b> 11:00 a.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, San Fernando Valley Division, Courtroom 303, 21041 Burbank Boulevard, Woodland Hills, CA 91367 - Via Zoom - Please refer to the Court's website for more details.	

**Type of Sale:**  Public  Private      **Last date to file objections:** February 24, 2026

**Description of property to be sold:** The property to be sold is the sale of claims belonging to the Estate regarding the claim asserted in the pre-petition quiet title action initiated by the Debtor, Lisa Hines against Champery Real Estate 2015, LLC with respect to the real property located at 20629 Londelius Street, Winnetka, California 91306 ("Property") in the Superior Court of California for the County of Los Angeles, Case No. 25VECV02979 ("State Court Action"). See Sale Motion filed as Dk. No. 285 for further details.

**Terms and conditions of sale:** All terms and conditions are set forth in the Trustee's Purchase and Sale Agreement, which reflects the material terms agreed to Trustee and Buyer. The proposed purchase price is \$50,000 ("Purchase Price"). The sale is subject to overbids. The agreement is attached as Exhibit 1, to David K. Gottlieb's declaration in support of the Motion.

**Proposed sale price:** \$50,000

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):** To ensure that the Estate receives the highest and best value for the Claim, the Trustee shall solicit higher and better offers pursuant to the procedures set forth in the Motion ("Overbid Procedures")  
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:**

March 10, 2026  
11:00 a.m.  
Courtroom 303  
21041 Burbank Boulevard  
Woodland Hills, CA 91367

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

Laila Rais / Sarah R. Hasselberger  
Marshack Hays Wood LLP  
949-333-7777  
Laila Rais - lrais@marshackhays.com  
Sarah R. Hasselberger - shasselberger@marshackhays.com

Date: February 17, 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: 870 Roosevelt, Irvine, CA 92620.

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 **February 17, 2026**, 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:

- **ATTORNEY FOR CHAMPERY REAL ESTATE 2015, LLC: Sam Chandra** fax@samchandra.com
- **ATTORNEY FOR BANK OF AMERICA, N.A., SUCCESSOR IN INTEREST TO LASALLE BANK David Coats** dacoats@raslg.com
- **ATTORNEY FOR U.S. BANK, N.A.: Joseph C Delmotte** ecfcacb@aldridgepите.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepите.com
- **CHAPTER 7 TRUSTEE: David Keith Gottlieb (TR)** dkgtrustee@dkgallc.com, dgottlieb@iq7technology.com,rjohnson@dkgallc.com,akuras@dkgallc.com;ecf.alert+Gottlieb@titlexi.com
- **ATTORNEY FOR DK CONSOLIDATED INVESTMENTS, LLC: Jeffrey J Hagen** jeff@hagenhagenlaw.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE: Sarah Rose Hasselberger** shasselberger@marshackhays.com, shasselberger@ecf.courtdrive.com;cbastida@marshackhays.com;alinares@ecf.courtdrive.com
- **ATTORNEY FOR CHAMPERY REAL ESTATE 2015, LLC: Brennan Mitch** bmitch@lawinmb.com, brennan.mitch@gmail.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE: Laila Masud** lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com
- **U.S. TRUSTEE: United States Trustee (SV)** ustpreion16.wh.ecf@usdoj.gov

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On **February 17, 2026**, 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**

Lisa Hines  
PO Box 7614  
Van Nuys, CA 91409-7614

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 **February 17, 2026**, 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.

Per Judge Clifford's Courtroom Policies and Procedures, a Judge copy is not required

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.

February 17, 2026  
Date

Cynthia Bastida  
Printed Name

/s/ Cynthia Bastida  
Signature