

Debtor(s).

Overbid procedure (if any): \$5,000 minimum overbid with \$1,000 increases.

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

November 5, 2025, at 1:30 p.m.

US Bankruptcy Court, 21041 Burbank Blvd., Courtroom 301, Woodland Hills, CA 91367

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

LAW OFFICES OF SHAI OVED
Shai Oved, Esq. CBN 185526
7445 Topanga Cyn Blvd, Suite 220
Canoga Park, California 91303
Email - ssoesq@aol.com
Tel: (818) 992-6588
Fax: (818) 992-6511

Date: 10/14/2025

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:

7445 Topanga Cyn Blvd, Suite 220, Canoga Park, California 91303

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) 10/14/2025, 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:

Katherine Bunker kate.bunker@usdoj.gov

John-Patrick McGinnis Fritz (TR) jpfrtrustee@lnbyg.com, jpf@trustesolutions.net

Shai S Oved ssoesq@aol.com, Ovedlaw@hotmail.com

United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 10/14/2025, 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.

☒ 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.

The Honorable Victoria Kaufman Not required due to Covid Orders

United States Bankruptcy Court

21041 Burbank Blvd., Courtroom 301

Woodland Hills, CA 91367

☐ 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.

10/14/2025

Shai Oved

Date

Printed Name

/s/ Shai Oved

Signature

Creditors & Others (Mailing List Attachment)

Attorney Lender Servicers, Inc.
5210 E La Palma Ave., Ste 209
Anaheim, CA 92807

Carrington Mortgage Services, LLC
PO Box 660586
Dallas, TX 75266-0586

Nevada Secretary of State
202 North Carson Street
Carson City, NV 89701

Ruth V. Creary, PhD
2370 Jupiter Dr.
Los Angeles, CA 90046

Listing Agent

Attn: Phoenix Rain
Coldwell Banker Realty
3152 S. Coast Highway
Laguna Beach, CA 92651

Buyer c/o Buyer's Agent

Attn: Moshe Kol
Coldwell Banker Realty
11661 San Vicente Blvd., Suite 1001
Los Angeles, CA 90049

**Possible Interested Parties from
Preliminary Title Report**

Internal Services Department
LA County HERO Program Manager
1100 N Eastern Ave # 200
Los Angeles, CA 90063

Doc.#2015-1222092 & 2015-1373695

Internal Revenue Service
PO Box 145595, Stop 8420G
Cincinnati, OH 45250-5585

Doc.#20171349271 (as to Yehoram Tom Efrati)

**Additional Possible Interested Parties from
Preliminary Title Report (continued)**

Attn: Tiffany Brown, Esq.
Michael & Associates
555 St Charles Dr., Ste 204
Thousand Oaks, CA 91360

Doc.# 20190336601 (as to Yehoram T. Efrati)

Attn: Nader Zargarpour, Esq.
Zargarpour Law Firm, APC
1925 Century Park East, Suite 1700
Los Angeles, CA 90067

Doc.#20190699494 (as to Yehoram Efrati)

State of California, Franchise Tax Board
Special Procedures Section
PO Box 2952
Sacramento, CA 95812-2952

Doc.#20210156065 (as to Yehoram T. Efrati)
Doc.#20220675318 (as to Yehoram Efrati)
Doc.#20240139552 (as to Yehoram Efrati)

Orange County Dpt of Child Support Services
PO Box 22099
Santa Ana, CA 92702-2099

Doc.#20220289198 (as to Yehoram Tom Efrati)

Lane M. Nussbaum, Esq.
207489 Agoura Rd., Ste 102
Agoura Hills, CA 91301

Doc.#20230594095 (as to Yehoram Tom Efrati)