

Attorney or Party Name, Address, Telephone & FAX Numbers, State Bar No. & Email Address Eric Bensamochan, Esq. THE BENSAMOCHAN LAW FIRM, INC. 2566 Overland Ave., Suite 650 Los Angeles, CA 90064 Email: eric@eblawfirm.us Phone: (818) 574-5740 Fax: (818) 961-0138 California State Bar Number: 255482 CA	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor-in-Possession	

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - WOODLAND HILLS DIVISION**

In re:  Andrew Krayndler   Debtor(s).	CASE NO.: 1:25-bk-11871-MB  CHAPTER: 11  <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> April 22, 2026	<b>Time:</b> 1:30 PM
<b>Location:</b> 21041 Burbank Blvd. Courtroom 303, Woodland Hills, CA 91367	

**Type of Sale:**  Public  Private **Last date to file objections** April 8, 2026

**Description of property to be sold:**  
 The estate's interest in the real property commonly known as 611 North Buena Vista Ave., Burbank, CA 91505. APN: 2479-002-016 (the "Property")

**Terms and conditions of sale:**  
 The Property will be sold pursuant to 11 U.S.C. §§ 363(b) and (f) to Gabriel Ross, or to the highest and best overbidder, for \$1,125,000.00, subject to higher and better offers. The sale is on an "as is, where is" basis, with all faults, free and clear of all liens, claims, and interests. The Buyer shall pay a deposit of \$33,750.00, with the balance due in cash at closing. The sale is subject to Bankruptcy Court approval and overbid procedures.

**Proposed sale price:** \$1,125,000.00

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*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):**

See Exhibit "1"

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

The Property is to be sold free and clear of all liens, claims, and interests. The hearing on the Motion to approve the sale is scheduled for April 22, 2026 at 1:30 PM at the United States Bankruptcy Court, Central District of California, 21041 Burbank Blvd. Courtroom 303, Woodland Hills, CA 91367.

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

Eric Bensamochan, Esq.  
THE BENSAMOCHAN LAW FIRM, INC  
2566 Overland Ave., Suite 650  
Los Angeles, CA 90064  
Email: eric@eblawfirm.us  
Phone: (818) 574-5740

**Date:** March 27, 2026

# **EXHIBIT “1”**

1 **TERMS OF THE PROPOSED SALE**

2  
3 Gabriel Ross ("Buyer") has offered to purchase the Property, and the Debtor has  
4 accepted that offer. The salient terms of the sale are as follows:

- 5 1. The purchase price ("Purchase Price") is \$1,125,000.00;
- 6 2. The Buyer shall make an initial deposit of \$33,750.00 ("Deposit") which is 3%  
7 of the Purchase Price.
- 8 3. The balance of the Purchase Price shall be tendered upon Close of Escrow (as  
9 defined in the Purchase Agreement;
- 10 4. The sale is as is, where is, with all faults, without warranty or recourse, but free  
11 and clear of any and all liens, claims, and interests, together with all improvements, as  
12 well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);
- 13 5. The sale is subject to approval of the Bankruptcy Court; and
- 14 6. The sale is subject to overbids.

15 The complete terms of the proposed sale are set out in the "Purchase  
16 Agreement" attached as **Exhibit "2"**.

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18 **OVERBID PROCEDURES**

19 The Debtor proposes the following procedure to allow for overbids prior to the  
20 Court's approval of the sale of the Property to ensure that the Property is sold for the best  
21 possible price:

- 22
- 23 1. Qualifying bidders ("Qualifying Bidder") shall:
- 24 a. Bid at least \$1,125,000.00 in cash for the Property;
- 25 b. Set forth in writing the terms and conditions of the offer that are at least  
26 as favorable to the Debtor as those set forth in the Purchase Agreement  
27 attached as **Exhibit "2"**.
- 28

1 c. Be financially qualified, in the Debtor's exercise of his sound business  
2 judgment, to close the sale as set forth in the Purchase Agreement;  
3 d. Submit an offer that does not contain any contingencies to closing the  
4 sale, including, but not limited to, financing, inspection, or repair  
5 contingencies;  
6 e. Submit a cash deposit in the amount of \$33,750.00 ("Overbid Deposit")  
7 payable to Eric Bensamochan, for the Bankruptcy Estate of Andrew  
8 Krayndler, in the form of a cashier's check, which Overbid Deposit shall be  
9 non-refundable if the bid is deemed to be the Successful Bid, as defined in  
10 paragraph 4 below. The Overbid Deposit, written offer, and evidence of  
11 financial qualification must be delivered to Debtor's Counsel at 2566  
12 Overland Ave, Suite 650, Los Angeles, CA 90064, by no later than 4:00  
13 p.m., Pacific Daylight Time, two business days before the hearing on this  
14 Motion ("Overbid Deadline"). In his absolute and sole discretion, the debtor  
15 shall have the right to accept additional overbids submitted prior to the  
16 hearing but after the Overbid Deadline.

17 2. At the hearing on the Motion, only the Buyer and any party who is deemed a  
18 Qualifying Bidder shall be entitled to bid.

19 3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher  
20 than the prior bid.

21 4. At the hearing on the Motion and upon conclusion of the bidding process, the  
22 Debtor shall decide, subject to Court approval, which of the bids is the best bid, and  
23 such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by  
24 the Debtor as the successful bidder ("Successful Bidder") must pay all amounts  
25 reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the  
26 Motion, and upon conclusion of the bidding process, the Debtor may also  
27 acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the  
28 next best bid. Should the Successful Bidder fail to close escrow on the sale of the

1 Property, the Debtor may sell the Property to the Back-Up Bidder without further  
2 Court order.

3 5. Overbids shall be all cash and no credit shall be given to the purchaser or  
4 overbidder(s).

5 6. Upon the conclusion of the auction, any Overbid Deposits, other than the  
6 deposits submitted by the Successful Bidder and the Back-Up Bidder, will be  
7 promptly returned. The deposit of the Back-Up Bidder will be returned promptly  
8 following the close of escrow for the sale of the Property to the Successful Bidder.  
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The Bensamochan Law Firm, Inc.  
9025 Wilshire Blvd, Suite 2115  
Beverly Hills, California

**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: 2566 Overland Ave., Suite 650 Los Angeles, CA 90064

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) 03/27/2026, 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:

- United States Trustee (SV):** ustpregion16.wh.ecf@usdoj.gov
- Russell Clementson:** russell.clementson@usdoj.gov
- Amitkumar Sharma:** amit.sharma@aisinfo.com
- Asaph Abrams:** ecfcacb@aldridgepите.com
- Jennifer C Wong:** bknotice@mccarthyholthus.com
- Yevgeniya Lisitsa:** gina@lisitsalaw.com
- Eric Bensamochan:** eric@eblawfirm.us
- Nichole Glowin:** bankruptcy@zbslaw.com
- Kristin A. Zilberstein** bankruptcy@zbslaw.com
- P Mroczynski** randym@cookseylaw.com

**Randall**

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 03/27/2026, 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.

**Hon. Martin R, Barash**  
**United States Bankruptcy Court**  
**Central District of California**  
**21041 Burbank Boulevard, Suite 342 / Courtroom 303**  
**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.

March 27, 2026  
Date

Paulina Lara  
Printed Name

/s/Paulina Lara  
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

Allw Financial, c/o AIS Portfolio Services  
4515 N Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

BMW Bank of North America, c/o AIS Portfolio  
4515 N Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

Case 1:25-bk-11871-MB  
Central District of California  
San Fernando Valley  
Fri Mar 27 09:34:44 PDT 2026

BMW Financial Services NA, LLC  
c/o McCarthy & Holthus, LLP  
2763 Camino Del Rio South, Suite 100  
San Diego, CA 92108-3708

Lanbor Investments, LLC + Angela Hitterer  
ZBS Law, LLP  
30 Corporate Park, Suite 450  
Irvine, CA 92606-3401

TD Bank, N.A. successor in interest to TD Au  
c/o Randall P. Mroczynski  
Cooksey, Toolen, Gage, Duffy & Woog  
535 Anton Boulevard, Suite 1000  
Costa Mesa, CA 92626-7664

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

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Amex  
Correspondence/Bankruptcy  
Po Box 981535  
El Paso, TX 79998-1535

Andrew Fox MD Inc  
4849 Van Nuys Blvd Ste 203  
Sherman Oaks, CA 91403-2122

Better Night  
PO Box 71248  
Charlotte, NC 282721248

California TD Specialist  
8190 East Kaiser Blvd.  
Anaheim, CA 92808-2215

Capital One  
Attn: Bankruptcy  
Po Box 30285  
Salt Lake City, UT 84130-0285

Capital One N.A.  
by AIS InfoSource LP as agent  
PO Box 71083  
Charlotte, NC 28272-1083

Cedars-Sinai  
File 1108  
1801 West Olympic Blvd  
Pasadena, CA 91199-0001

Daniel Rosen MD  
Attn: #25950W  
PO Box 14000  
Belfast, ME 04915-4033

(p)DISCOVER FINANCIAL SERVICES LLC  
PO BOX 3025  
NEW ALBANY OH 43054-3025

Employment Development Department  
Bankruptcy Group MIC 92E, PO BOX 826880  
Sacramento, CA 95814

FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 92809-0112

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

Healthcare Debt Recovery  
Services  
Deam Anesthesia APMC  
13615 El Toro Rd Ste X373  
Lake Forest, CA 92630

INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

Integrated Derm of Westlake  
Village  
PO Box 947392  
Atlanta, GA 30394-7392

LA DWP  
PO Box 30808  
Los Angeles, CA 90030-0808

LNA Builders, Inc.  
6103 Tyrone Ave.  
Van Nuys, CA 91401-3425

Los Angeles County Treasure  
and Tax Collecctor  
PO Box 54110  
Los Angeles, CA 90054-0110

MCLP Asset Company, Inc.  
c/o NewRez LLC d/b/a Shellpoint Mortgage  
P.O. Box 10826  
Greenville, SC 29603-0826

Mazdisniam, CRNA, Clare  
Clare Mazdisnian Anes PCN  
PO Box 7001  
Tippecanoe, IN 46570

Newrez  
Attn: Bankruptcy  
P.O. Box 10826  
Greenville, SC 29603-0826

Nouriel Niamehr D.O.  
4849 Van Nuys Blvd Ste 203  
Sherman Oaks, CA 91403-2122

Oleg Atroshenko  
112 N Hamilton Dr, Apt 207  
Beverly Hills, CA 90211-2280

Prohealth Adv Imaging Medical Group  
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PO box 7328  
Orange, CA 92863-7328

TD Bank, N.A.  
P.O. Box 16041  
Lewiston, ME 04243-9523

Total Spine Institute  
4849 Van Nuys Blvd Ste 203  
Sherman Oaks, CA 91403-2122

UCLA Medical Group  
PO Box 748156  
Los Angeles, CA 90074-8156

US Securities & Exchange Commission  
444 S Flower St., # 900  
Los Angeles, CA 90071-2934

United States Trustee  
Woodland Hills Division  
915 Wilshire Blvd., # 1850  
Los Angeles, CA 90017-3560

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

Andrew Krayndler  
4621 Conchita Way  
Tarzana, CA 91356-4905

Eric Bensamochan  
The Bensamochan Law Firm, Inc.  
2566 Overland Ave, Ste 650  
Los Angeles, CA 90064-3371

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).

Discover Financial  
Attn: Bankruptcy  
Po Box 30943  
Salt Lake City, UT 84130

(d)Internal Revenue Services  
300 N Los Angeles St  
M/S 5022  
Los Angeles, CA 90012

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

(u)Alexander Trevino

(u)Courtesy NEF

(u)Enrique Campos from Century 21 Masters

(u)INTERESTED PARTY

(u)NewRez LLC as servicer for MCLP Asset Comp

(u)The Bensamochan Law Firm Inc.

(d)BMW Bank of North America c/o AIS Portfoli  
4515 N. Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

End of Label Matrix  
Mailable recipients 39  
Bypassed recipients 7  
Total 46