

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Stella Havkin (SBN 134334) David Jacob (SBN 256374) Havkin & Shrago Attorneys at Law 21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367 Telephone: (818) 999-1568 Facsimile: (818) 293-2414 Email: stella@havkinandshrago.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: Mrudula Kothari Debtor(s).	CASE NO.: 2:21-bk-10368-NB CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: April 8, 2025	Time: 1:00 p.m.
Location: 255 E. Temple Street, Los Angeles, California 90012 Courtroom 1545	

Type of Sale: Public Private **Last date to file objections:** March 25, 2025

Description of property to be sold:

3140 S. Winsor Ave, Unit #5, Yuma, Arizona 85365.

Terms and conditions of sale:

As is where is.

Proposed sale price: \$140,000.00

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):

\$5,000 increments

In order for any prospective Overbidder to have the right to bid at the Auction, the prospective Overbidder must, within three (3) business days prior to the Auction, (a) provide to counsel for the Debtor, Havkin & Shrago., c/o Stella Havkin, 21650 Oxnard Street, Suite 1540, Woodland Hills, California 91367, Telephone: (818) 999-1568 Facsimile: (818) 293-2414, Email: stella@havkinandshrago.com ("H&S"), a signed proposed purchase agreement in substantially and materially the same form as the Second Agreement attached to the Second Sales Motion as Exhibit "2", with a minimum purchase price of at least the Initial Overbid Amount of \$145,000; (b) submit a deposit in the amount of 3% of the Initial Overbid Amount set forth in the Overbid Purchase Agreement by cashiers' check or wire into a segregated trust account maintained by H&S who will provide wire instructions on request; (c) demonstrate that the prospective Overbidder and the sale of Real Property to the Overbidder; and (d) agree that the prospective Overbidder's deposit will be non-refundable and will be retained by the Debtor if the prospective Overbidder is the winning bidder at the Auction and fails to close the purchase of the Real Property within five (5) business days following the date of entry of the Sale Order

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

255 E. Temple Street, Los Angeles, California 90012 Courtroom 1545 or via Zoom per Court's zoom instructions found at <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=NB> For the date and time above.

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

Havkin & Shrago., c/o Stella Havkin,
21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367,
Telephone: (818) 999-1568
Facsimile: (818) 293-2414
Email: stella@havkinandshrago.com

Date: 3/3/2025

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:

21650 Oxnard Street, Suite 1540 Woodland Hills, California 91367

A true and correct copy of the foregoing document entitled: AMENDED 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) **March 3, 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:

- David I Brownstein (Creditor Counsel): david@brownsteinfirm.com
- William H Brownstein (Creditor Counsel): Brownsteinlaw.bill@gmail.com
- Paul W Cervenka (Creditor Counsel): paul.cervenka@bonialpc.com
- Oscar Estrada (Creditor Counsel): oestrada@ttc.lacounty.gov
- Todd S. Garan (Creditor Counsel): ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com
- Stella A Havkin (Debtor's Counsel): stella@havkinandshrago.com, shavkinesq@gmail.com
- Shakya Hopkins (Creditor Counsel): shopkins@lha-law.com
- Dare Law (United States Trustee): dare.law@usdoj.gov
- Nancy L Lee (Creditor Counsel): bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- Kirsten Martinez (Creditor Counsel): Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
- Austin P Nagel (Creditor Counsel): Kim.Bellanger-Smith@BonialPC.com, Notices.Bonial@ecf.courtdrive.com
- Cassandra J Richey (Creditor Counsel): cdcaecf@bdfgroup.com
- Susan K Seflin (Subchapter V Trustee): sseflin@bg.law, sks@bg.law;mailto:aquijano@bg.law; C192@ecfcbis.com; ecf@bg.law
- Yuriko M Shikai (Royal Business Bank Counsel): yshikai@neufeldmarks.com
- Matthew L Tillma (Creditor Counsel): matt.ecfiling@gmail.com
- Edward A Treder (Creditor Counsel): cdcaecf@bdfgroup.com
- United States Trustee (Los Angeles): ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

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

On (date) **March 3, 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.

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 3, 2025	Stella Havkin	/s/Stella Havkin
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>

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
0973-2

Case 2:21-bk-10368-NB

Central District of California
Los Angeles

Fri Aug 12 11:09:16 PDT 2022

Havkin & Shrago Attorneys at Law
Havkin & Shrago
5950 Canoga Avenue, Suite 400
Woodland Hills, CA 91367-5037

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

Bank of America, N.A.
P O Box 982284
El Paso, TX 79998-2284

Mahendra Patel
2030 N. Acacia Ave.
Fullerton, CA 92831-1259

New Rez, LLC
c/o Shell Point
PO Box 740039
Cincinnati, OH 45274-0039

Specialized Loan Services, LLC
6200 S. Quebec St.
Englewood, CO 80111-4720

U.S. Bank National Association Trustee (See
c/o Specialized Loan Servicing LLC
6200 S. Quebec St.
Greenwood Village, Colorado 80111-4720

Stella A Havkin
Havkin & Shrago
5950 Canoga Avenue, Suite 400
Woodland Hills, CA 91367-5037

BANK OF AMERICA, N.A.
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c/o McCarthy & Holthus, LLP
2763 Camino Del Rio South, Suite 100
San Diego, CA 92108-3708

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE
ATTN BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

BANK OF AMERICA, N.A.
P.O. Box 31785
Tampa, FL 33631-3785

Citi Bank
PO Box 78019
Phoenix, AZ 85062-8019

Mansi Kothari
1042 N. Wilcox Ave.
Los Angeles, CA 90038-2607

Newrez LLC d/b/a Shellpoint Mortgage Servi
P.O. Box 10826
Greenville, SC 29603-0826

Specialized Loan Servicing LLC
6200 S. Quebec St.
Greenwood Village, Colorado 80111-4720

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

Susan K Sefflin (TR)
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367-4911

FirstKey Master Funding 2021-A Collateral Tr
Specialized Loan Servicing LLC
6200 S. Quebec Street
Greenwood Village, CO 80111-4720

Towd Point Master Funding Trust 2018-PM27, U
3160 Crow Canyon Place, Suite 215 San Ra
San Ramon, CA 94583-1100

Bank Of America
P.O. Box 982238
El Paso, TX 79998-2238

Jiten Panyda
28204 Picadilly Place
Castaic, CA 91384-3830

Mirage Kothari
2620 Fenmead Street
Carona, CA 91742

Rajiv Kothari
3100 Chino Hills Pkwy #914
Chino Hills, CA 91709-4295

Tomato Bank/Royal Business Bank
Neufeld Marks
360 E. Second Street, #703
Los Angeles, CA 90012-4245

Mrudula Kothari
18070 Via Amorosa
Rowland Heights, CA 91748-2501

William Brownstein
William H. Brownstein & Associates, P.C.
11740 Wilshire Boulevard
Suite A2301
Suite A2301
Los Angeles, CA 90025-6531

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).