

|  |                    |
|--|--------------------|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br>Stella Havkin (SBN 134334)<br>Havkin & Shrago Attorneys at Law<br>21650 Oxnard Street, Suite 1540<br>Woodland Hills, California 91367<br>Telephone: (818) 999-1568<br>Facsimile: (818) 293-2414<br>Email: stella@havkinandshrago.com | FOR COURT USE ONLY |
| <input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Wesley H. Avery Chapter 7 Trustee  |                    |

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

|   |  |
|---|--|
| In re:<br><br>Alpha Beta Gamma Trust, U/T/D 18 August 1998<br><br>Debtor<br><br>TIN 26-67551267<br><br><br>Debtor(s). | CASE NO.: 2:24-bk-16225-BR<br>CHAPTER: 7<br><br><div style="text-align: center; padding: 20px;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></div> |
|---|--|

|   |                         |
|---|-------------------------|
| <b>Sale Date:</b> March 25, 2025  | <b>Time:</b> 10:00 a.m. |
| <b>Location:</b> 255 E. Temple Street, Los Angeles, California 90012 Courtroom 1668 |                         |

**Type of Sale:**  Public  Private      **Last date to file objections:** March 11, 2025

**Description of property to be sold:**

8801 Riderwood Drive, Sunland, California 91040.

**Terms and conditions of sale:**

As is where is.

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

**Proposed sale price:** \$915,000.00

**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"), with a minimum purchase price of at least the Initial Overbid Amount of \$920,000.00; (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 nine (9) 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 1668 in person at 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: 3/4/2025

## 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: **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 4, 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:

**Raymond H. Aver (Zielkes Counsel)** ray@averlaw.com, averlawfirm@gmail.com; ani@averlaw.com; katya@averlaw.com; jesus@averlaw.com

**Wesley H Avery (TR)** wes@averytrustee.com, C117@ecfcbis.com; lucy@averytrustee.com; lupe@averytrustee.com

**Karen K Brent (Zielkes Counsel):** karen@brentlawoffices.com

**Stella A Havkin (Trustee's Counsel):** stella@havkinandshrago.com, shavkinesq@gmail.com

**Derek Nicodemus (Debtor's Counsel):** derek@nicodemus.law

**United States Trustee (Los Angeles):** ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

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

On *(date)* **March 4, 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 4, 2025**

**Stella Havkin**

**/s/Stella Havkin**

*Date*

*Printed Name*

*Signature*

Label Matrix for local noticing  
0973-2  
Case 2:24-bk-16225-BR  
Central District of California  
Los Angeles  
Sat Jan 4 15:32:41 PST 2025

~~Brent Law, APC  
27943 Seco Canyon Rd., No. 120  
Santa Clarita, CA 91350-3872~~

Discover Bank  
c/o Bidna & Keys APLC  
5120 Campus Drive  
Newport Beach, CA 92660-2101

Sunland Financial Services  
Rua Brasilio Machado  
587 Mailasqui Sao Roque Sp  
18130-000  
BRAZIL

~~Wesley H Avery (TR)  
758 E. Colorado Blvd., Suite 210  
Pasadena, CA 91101-5407~~

~~Alpha Beta Gamma Trust  
17725 Crenshaw Bl Ste 306  
Torrance, Ca 90504-4158~~

CITIBANK SOUTH DAKOTA, N.A.  
c/o Patenaude & Felix, A.P.C.  
4545 Murphy Canyon Road, 3rd floor  
San Diego, CA 92123-4363

FIRST NATIONAL BANK OF OMAHA  
Successor in Interest to First National  
Dakota  
4545 Murphy Canyon Road, suite 200  
San Diego, CA 92123-4363

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

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

Candace Howell  
8801 Riderwood Drive  
Sunland, CA 91040-2624

~~Gunter Zielke  
c/o Brent Law, APC  
27943 Seco Canyon Rd., No. 120  
Santa Clarita, CA 91350-3872~~

~~Derek Nicodemus  
Derek Nicodemus  
846 Munevar Rd  
Cardiff By The Sea, CA 92007-1333~~

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

(u)Pasadena Market Center, Inc.

(u)Guther Zielke

End of Label Matrix  
Mailable recipients 12  
Bypassed recipients 2  
Total 14