

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: GEOFFREY DANIEL GASWAY, Debtor(s).	CASE NO.: 1:24-bk-10485-MB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 02/25/2025	Time: 11:00 am
Location: Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** 02/11/2025

Description of property to be sold:

that certain residential real property commonly known as 23 Buckskin Road, Bell Canyon, California 91307 and identified by Ventura County Assessor's Parcel Number 850-0-061-025 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, free and clear of liens, for a sales price of \$1,875,000.00, with no representations or warranties, and with no contingencies

Proposed sale price: \$ 1,875,000.00

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):

See attached.

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

Date & time: February 25, 2025 at 11:00 a.m.
Address: 21041 Burbank Boulevard, Courtroom 303, Woodland Hills, CA 91367

or

Date & Time: February 25, 2025 at 11:00 a.m.
Meeting URL: <https://cacb.zoomgov.com/j/1607189679>
Meeting ID: 160 718 9679
Password: 391889
Telephone: 1 (669) 254 5252 or 1 (646) 828 7666

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

Nancy Hoffmeier Zamora
Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600
Los Angeles, CA 90071
Tel. 213-488-9411
Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 01/31/2025

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:
U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

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) 01/31/2025, 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:

- United States Trustee: United States Trustee, ustpreion16.wh.ecf@usdoj.gov
- Trustee: Nancy J. Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com
- Creditors' Counsel: Amitkumar Sharma, amit.sharma@aisinfo.com
- 1st Trust Deed Holder's Counsel: Brett Ramsaur, brett@ramsaurlaw.com, alecia@ramsaurlaw.com, paralegal@ramsaurlaw.com
- 2nd Trust Deed Holder's Counsel: Kaipou Young, KYoung@BL-Plaw.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 01/31/2025, 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. Debtor: Geoffrey Daniel Gasway, 8103 Valley Flores Dr., West Hills, CA 91304, Former title holders: Allison Linsey Gasway, 8103 Valley Flores Drive, West Hills, CA 91304; Robert Michael Gasway, 4820 Del Moreno Drive, Woodland Hills, CA 91364, Trustee's Broker: Behnaz Tavakoli, The One Luxury Properties, 5000 N. Parkway Calabasas Ste:100 Calabasas CA 91302, Trustee's CPA: Sam S. Leslie, CPA, LEA Accountancy, LLP, 1130 S. Flower St., Suite 312, Los Angeles, CA 90015, Escrow: Mihee Chir, Mission Escrow, 15910 Ventura Blvd., #1160, Encino, CA 91436, Title: Rich Miehl, Mina Chin, First American Title Company, 330 N. Brand Blvd., #1150, Glendale, CA 91203, Proposed Buyers: Ani Dermenjian & Raffi Dermenjian, P.O. BOX 8265, Calabasas, CA 91372, Proposed Buyers' Broker: Ani Dermenjian, Douglas Elliman Real Estate, 22333 Pacific Coast Highway, #100, Malibu, CA 90265; Lienholders: Washington Federal Bank, 425 Pike Street, Seattle, CA 98101; San Francisco Fire Credit Union, 3201 California Street, San Francisco, CA 94118-1903; Ventura County Tax Collector, Attn: Bankruptcy, 800 South Victoria Ave., Ventura, CA 93009-1290; HOA: Bell Canyon Association, 30 Hackamore, Suite 8, Bell Canyon, CA 91307, U.S Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017, Judge: The Honorable Martin Barash, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 342, 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) 01/31/2025, 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.

01/31/2025	Cynthia Casas	/s/ Cynthia Casas
Date	Printed Name	Signature

Additional Service List for Notice of Sale Motion

Barclay Card
P.O. Box 60517
Industry, CA 91716-0517

WaFd Bank
Loan Lockbox
P.O. Box 80670
City of Industry, CA 91716-8414

Capital One
P.O. Box 60519
Industry, CA 91716-0519

Capital One N.A.
by American InfoSource as agent
P.O. Box 71083
Charlotte, NC 28272-1083

Default Resolution Network
5170 Golden Foothill Parkway, Suite 130
El Dorado Hills, CA 95762

Department of Treasury
Internal Revenue Service
Ogden, UT 84201-0002

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
P.O. BOX 2952
SACRAMENTO CA 95812-2952

State of California
Franchise Tax Board
P.O. Box 942867
Sacramento, CA 94267-0001

U.S. Small Business Administration
14925 Kingsport Rd
Fort Worth, TX 76155

U.S. Small Business Administration
P.O. Box 3918
Portland, OR 97208-3918