

# \$799,000 - 6909 Texhoma Avenue, Van Nuys

MLS® #25542589

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## \$799,000

3 Bedroom, 2.00 Bathroom, 1,516 sqft  
Residential on 0 Acres

N/A, Van Nuys,

INTERESTED PARTIES CAN OVERBID FOR NOT LESS THAN \$784,000 AT THE BANKRUPTCY COURT HEARING VIA ZOOM ON 8/13/25 AT 1:30P.M. NO LATER THAN 8/11/25 AT 12:00 NOON, YOU MUST DELIVER THE FOLLOWING: 1). CASHIER'S CHECK PAYABLE TO DAVID SEROR, CHAPTER 7 TRUSTEE IN AMOUNT OF \$23,520; 2.) WRITTEN CONFIRMATION AND RECEIPT OF TRUSTEE'S MOTION AUTHORIZING SALE OF REAL PROPERTY AND YOUR ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN CURRENT PURCHASE AGREEMENT OTHER THAN PRICE; 3.) WRITTEN EVIDENCE OF FINANCIAL ABILITY TO CLOSE ESCROW UNCONDITIONALLY. CALL LISTING AGENT FOR COPY OF DISCLOSURES AND SALE MOTION. Coldwell Banker agents must read the attached bankruptcy court order. Subject to U.S. Bankruptcy Court confirmation and overbid. Traditional 3 bedroom 2 bath home with some updates in a lovely Lake Balboa neighborhood. Some upgrades may have been done without permits. Potential buyers to complete due diligence.

Built in 1950

## Essential Information

MLS® #	25542589
Price	\$799,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,516
Acres	0.19
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Steve Flores
Listing Office	Coldwell Banker Realty

### Community Information

Address	6909 Texhoma Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None

### Interior

Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### Additional Information

Date Listed	June 10th, 2025
Days on Market	64
Zoning	LAR1
Short Sale	N

RE / Bank Owned    N

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