



PLAINTIFF(S):

Anuj Gupta

VS

CIVIL ACTION NO.
2024-1296-SEM

DEFENDANT(S)

Stefan Safko

Scott Harvey

AFFIDAVIT OF SERVICE

- 1) I am Anuj Gupta the plaintiff or person duly authorized to act for the plaintiff in this case.
- 2) The defendants, Stefan Safko, Scott Harvey are non-resident of the State of Delaware who, on information and belief, reside at:

Stefan Safko: 1030 Washington St, Unit 1, San Francisco, CA 94108

Scott Harvey: 1301 Portola Rd, Woodside, CA 94062

- 3) On **07/05/25 and 07/19/25** I mailed to defendant Safko by **USPS** a copy of the summons and complaint. I also included any additional materials originally filed with the Court. The form of mail service I used was **CERTIFIED**.

On 07/05/25 and 07/19/25 I mailed to defendant **Harvey** by **USPS** a copy of the summons and complaint. I also included any additional materials originally filed with the Court. The form of mail service I used was CERTIFIED.

- 4) On **07/20/2025** I received the return receipt from the Post Office and that receipt was returned marked **NOT SERVED** for Safko and was available for pickup, but was not picked up as of 07/28/2025.
- 5) On **07/21/2025** I received the return receipt from the Post Office for Harvey and that receipt was marked **RECEIVED**. I As referenced in **Exhibit L**.
- 6) On **07/28/2025** the process server Davion Stovall approached Stefan Safko in person and tried to serve Stefan Safko. Stefan Safko refused to take the paperwork, therefore avoiding service of the court documents in person. As referenced in **Exhibit D**. The process server Davion made one attempt before providing **Proof of Non Service** in **Exhibit D**. The evidence for his attempt is documented in **Exhibit E, Exhibit F, Exhibit J, and Exhibit G**.
- 7) On **07/30/2025** the process server Kristina Vardanyan approached and spoke to the neighbors in the building to ask if Stefan Safko lives in the building. She was initially given contradictory information about his unit. She made attempts at both

doors Unit 1, Unit 5 as evidenced in **Exhibit M**. Finally on **08/02/2025**, Kristina Vardanyan was able to have an in-person interaction with **Stefan Safko** and using the knowledge that he is property owner, and also the ultimate beneficiary owner of Sacardus Properties, LLC was able to get him to confirm his identity and effectuated service. The proof of service is in **Exhibit N**.

- 8) Despite multiple formal attempts to serve Stefan Safko, he repeatedly engaged in evasive behavior to avoid accepting court documents. On 07/05/2025 and again on 07/19/2025, certified mail containing the summons and complaint was sent to his known residence. The return receipt from USPS, received on 07/20/2025, showed that the mail was made available but deliberately not picked up as of 07/28/2025, indicating an intentional refusal to accept service by mail. On that same day, 07/28/2025, process server Davion Stovall personally approached Safko and offered the documents in hand, but Safko refused to accept them, thereby actively avoiding personal service. This refusal is detailed in the Proof of Non-Service and corroborated by supporting Exhibits D through G. Finally, on 07/30/2025, after speaking to residents of the building and verifying unit numbers amid contradictory information, process server Kristina Vardanyan was able to identify Safko as the owner of the property and the beneficial owner of Sacardus Properties, LLC. Only when confronted with public property records and direct identification by a neighbor did Safko concede to his identity and accept the documents. His conduct demonstrates a clear pattern of willful evasion and

misrepresentation until confronted with irrefutable evidence. The evidence chain in **Exhibit O** shows the sequence of events.

- 6) Supporting documentation is attached as follows:

Exhibit A 1st Attempt Stefan Safko

Exhibit B Stefan 2nd Attempt

Exhibit C USPS Delivery Receipt

Exhibit D Process Server Affidavit [Safko]

Exhibit E Proof of Address for Stefan Safko

Exhibit F Sacardus Properties LLC – Statement of Information

Exhibit G Service Retainer – Invoice #1 (Initial service attempt costs)

Exhibit H Service Retainer – Invoice #2 (Second attempt costs)

Exhibit I Legal Counsel for Safko (Email, Phone)

Exhibit J Communication from Process Server detailing Safko encounter

Exhibit K Mailed Documents

Exhibit L Proof of Service (Scott Harvey)

Exhibit M Evidence of Service Attempt (Stefan Safko)

Exhibit N Proof of Service (Stefan Safko)

Exhibit O Evidence Chain of Service (Stefan Safko)

I swear that the foregoing statements are true and correct to the best of my knowledge and belief.

Aug 11, 2025

DATE

AnujGupta

[AnujGupta \(Aug 11, 2025 16:08:55 PDT\)](#)

Signature of plaintiff(s)

SWORN TO AND SUBSCRIBED before me the day and year aforesaid



Lauren N. Fridley
Notary Public/Court Official

Notary Public Lauren N. Fridley
Commission 7699515
Expires 06/30/2028
of Chesterfield County, Virginia

Completed via Remote Online Notarization using two-way Audio/Video technology

Affidavit-Service

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Notary Lauren (lfridley88@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAQKQBC7t692o4gh40np3AfvkTPJVFYqh_I

"Affidavit-Service" History

-  Document created by Notary Lauren (lfridley88@gmail.com)
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-  Signer apowerinfinity@gmail.com entered name at signing as AnujGupta
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