

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Asa S. Hami (CA Bar No. 210728) ahami@sulmeyerlaw.com SulmeyerKupetz A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Howard M. Ehrenberg, Ch 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: BAHRAM NAVABIAN, Debtor(s).	CASE NO.: 2:13-bk-24630-TD CHAPTER: 7 <p style="text-align: center;">AMENDED NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: November 24, 2014 (AUCTION / OVERBID SALE) December 10, 2014 (HEARING TO APPROVE SALE)	Time: 11:00 a.m. (AUCTION / OVERBID SALE) 10:00 a.m. (HEARING TO APPROVE SALE)
Location: <u>AUCTION / OVERBID SALE</u> SulmeyerKupetz, 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, CA 90071 <u>HEARING TO APPROVE SALE</u> United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012; Courtroom 1345	

Type of Sale: Public Private **Last date to file objections:** November 26, 2014

Description of property to be sold: All of the rights, title and interests of the estate of Bahram Navabian ("Bahram Estate") in Royal Antique Center, LLC ("Royal"), other than any of the Bahram Estate's rights arising from, or relating or attendant to, its membership interest in Royal that existed before October 1, 2014, including, but not limited to, any rights, title and interests that the Bahram Estate holds in any and all monies that became due and payable to the Bahram Estate before October 1, 2014 on account of its membership interest in Royal (hereinafter the "Member Interest"); to be sold together with respective interests of Bijan Navabian bankruptcy estate and Bahman Navabian bankruptcy estate in Royal

Terms and conditions of sale: "As is" condition or basis, without any representations or warranties whatsoever, including without limitation, representations or warranties as to title and ownership, and free and clear of liens, encumbrances and interests, with any such liens, encumbrances, and interests to attach to the sale proceeds; Bankruptcy court approval (SEE MOTION FOR ANY ADDITIONAL TERMS AND CONDITIONS)

Proposed sale price: The Trustee proposes to sell the Bahram Estate's Member Interest together with the contemplated sales of the rights, title and interests in equal member interests of the estates of Bahman Navabian and Bijan Navabian in Royal, for the total purchase price of \$150,000 cash (i.e., \$50,000 for the interest of each estate)

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): The overbid procedures are as follows:

1. any party desiring to submit an overbid must: (a) appear and submit the overbid at an overbid sale in this case to be held concurrently with the overbid sales in the cases of Bahman Navabian and Bijan Navabian on **November 24, 2014** at 11:00 a.m., at the law offices of SulmeyerKupetz, 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California; (b) by no later than 5:00 p.m. on **November 21, 2014**, deliver a cash deposit of at least \$10,000 in the form of a cashier's check, payable to "Jason M. Rund, Chapter 7 Trustee," to Robert Hessling, Esq., 3853 Meadow Park Lane, Torrance, CA 90505; and (c) provide proof that the party has the financial ability to pay the total purchase price in the overbid amount;
2. the initial overbid must be at least \$160,000;
3. all subsequent overbids must be in increments of \$2,000; and
4. the terms of the sales to any successful overbidder will be the same as those in the Purchase and Sale Agreement (Exhibit A to the Sale Motion), except that the name of the purchaser will be the successful overbidder and the total purchase price is the overbid amount.

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

December 10, 2014

10:00 a.m.

United States Bankruptcy Court

Courtroom 1345

255 East Temple Street

Los Angeles, CA 90012

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

Asa S. Hami, Esq.

SulmeyerKupetz, APC

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Email: ahami@sulmeyerlaw.com

Date: November 6, 2014