

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Tamar Terzian (CA SBN 254148) Terzian@kingobk.com King & Associates 315 W. Arden Avenue, Suite 28 Glendale, California 91203 Telephone: (818) 242-1100 Facsimile: (818) 242-1101 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Scott V. Hazarian, Debtor in Possession	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: SCOTT V. HAZARIAN, Debtor(s).	CASE NO.: 2:12-BK-23667 RN CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/08/2014	Time: 2:00 pm
Location: Courtroom 1645, 255 E. Temple St. Los Angeles, CA 90012 -Roybal Federal Building	

Type of Sale: Public Private **Last date to file objections:** 10/06/2014

Description of property to be sold:
 5406 San Fernando Road and 769-773 W. California Avenue, Glendale, CA 910203, APN 5638-018-028 and 5638-018-027 (the "Real Property"), will be sold (the "Sale") for at least \$2,450,000

Terms and conditions of sale:
 Terms and Conditions of sale are set in the Purchase Agreement and Counter Offers attached as Exhibit "1" to the Motion. The Real Property is subject to be sold on an "as is, where is" basis, without any warranties either expressed or implied.

Proposed sale price: \$ 2,450,000.00

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):

Overbids are in increments of \$100,000.00 and it is requested that the Sale to an overbidder close within 15 days of the order approving the sale. Overbidder must tender certified funds to the Debtor's Broker 7 days before the hearing.

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

Date: {To Be Set}

Time: {To Be Set}

Place: Courtroom 1645

Roybal Federal Building

255 E. Temple St.

Los Angeles, CA 90012

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

George Khatchatourian
2839 Honolulu Avenue
Verdugo City, CA 91046
Tel:(818)849-1005
Fax:(818)849-6433

Date: 09/25/2014

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:
315 West Arden Avenue, Suite 28, Glendale, CA 91203

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) 10/02/2014, 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:

- Lesley Davis ibd@kpclegal.com
- Todd S Garan ch11ecf@piteduncan.com, TSG@ecf.inforuptcy.com
- Richard Girgado rgirgado@counsel.lacounty.gov
- Merdaud Jafamia bknotice@mccarthyholthus.com, mjafamia@mccarthyholthus.com
- Megan E Lees efcacb@piteduncan.com, MEL@ecf.inforuptcy.com
- Mitchell B Ludwig mbl@kpclegal.com
- Bill Taylor ecfnotices@4stechnologies.com
- Tamar Terzian terzian@kingobk.com
- United States Trustee (LA) ustprejon16.la.ecf@usdoj.gov; Hatty K Yip hatty.yip@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 10/02/2014, 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.

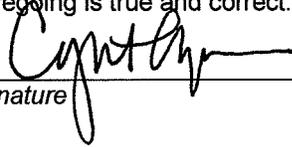
Service information continued on attached page

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.

10/02/2014 Cynthia Meza
Date Printed Name


Signature

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

3. SERVED BY OVERNIGHT MAIL

Label Matrix for local noticing

Case 2:12-bk-23667-RN Central District Of
California Los Angeles

Deutsche Bank Trust Company Americas as
Trus GMAC Mortgage, LLC
ATTN: Bankruptcy Department
1100 Virginia Drive
Ft. Washington, PA 19034-3204

G.E. Property Management, Inc.
407 W. Valley Blvd., #4 Alhambra,
CA 91803-3358

Internal Revenue Service
Insolvency I Stop 5022
300 N. Los Angeles Street, Room 406
Los Angeles, CA 90012-3351

James Keegan
28018 Carnegie Avenue
Saugus, CA 91350-3638

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

State Board Of Equalization
Special Operations Branch, MIC:55
P.O. Box 942879
Sacramento, CA 94279-0001

U.S. Department Of Justice
Ben Franklin Station
P.O. Box 683
Washington, DC 20044-0683

Scott V Hazarian
1269 Irving Avenue
Glendale, CA 91201-1305

FRANCHISE TAX BOARD BANKRUPTCY
SECTION MS A340 PO BOX 2952
SACRAMENTO CA 95812-2952

Chase Home Mortgage
P.O. Box 901039
Fort Worth, TX 76101-2039

JDS Development Company
25009 Oakridge Drive
Stevenson Ranch, CA 91381-1841

KeyBank Real Estate Capital
U.S. Bank National Association
P.O. Box 145404
Cincinnati, OH 45250-5404

Mario H. Grassano & Associates
3419 W. Magnolia Blvd.
Burbank, CA 91505-2910

Nationstar
350 Highland Drive
Lewisville, TX 75067

Metlife Home Loans
1555 W. Walnut Hill Ln. #200
Irving, TX 75038-3702

Metlife Home Loans
4000 Horizon Way
Irving, TX 75063-2260

Polsinelli Shughart
700 W. 47th Street, Suite 1000
Kansas City, MO 64112-1805

Steven Karbelnig & Sharon Heller
P.O. Box 4598
West Hills, CA 91308-4598

Franchise Tax Board
Attn: Bankruptcy Dept.
P.O. Box 2952
Sacramento, CA 95812-2952

GMAC Mortgage, LLC
P.O. Box 4622
Waterloo, IA 50704-4622

JP Morgan Chase Bank, N.A.
2901 Kinwest Parkway
Irving, TX 75063-5815

Attorney for US Bank
Mitchell B. Ludwig, Esq.
Lesley Davis, Esq.
Knapp, Petersen & Clarke
550 North Brand Blvd
Suite 1500
Glendale, CA 91203-1900

McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

Secretary Of State Business Programs
Division
P.O. Box 944230
Sacramento, CA 94244-2300

State Board Of Equalization Special
Operations Branch, MIC:55
P.O. Box 942879
Sacramento, CA 94279-0055

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054-0018

U.S Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012-3308

Hon. Richard Neiter
US Bankruptcy Judge
255 E. Temple Street, #1652
Los Angeles, CA 90012

United States Trustee
915 Wilshire Blvd., #1850
Los Angeles, CA 90017

Request for Special Notice

NationStar Mortgage LLC
Attn: Bankruptcy Dept.
PO Box 630267
Irving, TX 75063

Attorney for Nationstar Mortgage, LLC

Merdaud Jaramia, Esq.
McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101

Attorney for Deutsche Bank Trust Co.

Todd S. Garan, Esq.
Pite Duncan LLP
4375 Jutland Drive #200
P.O. Box 1793
San Diego, CA 92177

Attorney for MetLife Bank N.A.

Merdaud Jaramia, Esq.
McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101