

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Varand Gourjian (SBN 205344) GOURJIAN LAW GROUP, P.C. 101 North Brand Boulevard, Suite 1220 Glendale, California 91203 Telephone (818) 956-0100 Facsimile (818) 956-0123 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: ANDRANIK GYUMUSHYAN and ZEPYUR KESHISHIAN GYUMUSHYAN, Debtor Social Sec. No. xxx-xx-0385 Joint Debtor Social Sec. No. xxx-xx-7659 Debtor(s).	CASE NO.: 2:12-bk-29043-PC CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/26/2013	Time: 9:30 am
Location: 255 E. Temple Street, Courtroom 1468, Los Angeles, California 90012	

Type of Sale: Public Private **Last date to file objections:** 02/12/2013

Description of property to be sold: 4345-4347 Kingswell Avenue, Los Angeles, California 90027
The property is a two-unit residential real property (duplex).

Terms and conditions of sale: 1. Purchase price is \$675,000.00; 2. Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever; and 3. The tenancy will have been terminated by its own terms prior to the close of escrow, and the tenant will have vacated the premises.

Proposed sale price: \$ 675,000.00

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): 1. Overbid must be all cash and at least \$680,000.00; 2. Any potential overbidder must contact the Trustee's counsel at least 24 hours prior to the Motion hearing and provide evidence of financial resources and submit a deposit of at least \$20,550.00 via cashier's check or cash; 3. Overbid increments in discretion of the Court.

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

February 26, 2013 at 9:30 a.m.

U.S. Courthouse

Courtroom 1468

255 E. Temple St.

Los Angeles, California 90012

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

Varand Gourjian

GOURJIAN LAW GROUP, P.C.

101 North Brand Boulevard, Suite 1220

Glendale, California 91203

Telephone (818) 956-0100

Facsimile (818) 956-0123

varand@gourjianlaw.com

Date: 01/28/2013

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:
101 North Brand Boulevard, Suite 1220, 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)* 01/28/2013, 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: Wesley H Avery (TR) wamiracle6@yahoo.com, jmoatrustee@gmail.com; C117@ecfbis.com; Rebecca A Caley rcaley@caleylaw.com; Varand Gourjian vg@gourjianlaw.com, lucy@gourjianlaw.com, susie@gourjianlaw.com; Henrik Mosesi hmosesi@gmail.com; United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov; Darlene C Vigil cdcaecf@bdfgroup.com; Yuri Voronin yvoronin@lawyer.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 01/28/2013, 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.

Debtors

Andranik Gyumushyan and Zepyur Keshishian Gyumushyan
4347 Kingswell Avenue
Los Angeles, CA 90027

Debtors' Counsel

Henrik Mosesi / Mesesi & Kalantarian LLP
360 E Olive Ave
Burbank, CA 91502

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)* 01/28/2013, 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.

Honorable Peter H. Carroll (Via Attorney Service)

US Courthouse, Suite 1460
255 E. Temple Street
Los Angeles, CA 90012

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.

01/28/2013 Lucy Melkonian
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.

Label Matrix for local noticing

0973-2

Case 2:12-bk-29043-PC

Central District Of California

Los Angeles

Fri Jan 25 18:02:12 PST 2013

American InfoSource LP as agent for

American Honda Finance

PO Box 248838

Oklahoma City, OK 73124-8838

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

Page 4 of 7

(P) AMERICAN HONDA FINANCE

P O BOX 168088

IRVING TX 75016-8088

American InfoSource LP as agent for

Midland Funding LLC

PO Box 268941

Oklahoma City, OK 73126-8941

BANK OF AMERICA

4161 Piedmont Parkway

Greensboro, NC 27410-8119

BANK OF AMERICA

PO BOX 17054

WILMINGTON, DE 19850-7054

BANK OF AMERICA

PO BOX 982238

EL PASO, TX 79998-2238

(p)BMW FINANCIAL SERVICES

CUSTOMER SERVICE CENTER

PO BOX 3608

DUBLIN OH 43016-0306

Bank Of America Home Loan Services

450 American Street

Simi Valley, CA 93065-6285

Bank of America

PO Box 301200

Los Angeles, CA 90030-1200

Bloomingdales

PO Box 8218

Mason, OH 45040-8218

CAPITAL ONE

PO BOX 30281

SALT LAKE CITY, UT 84130-0281

CE Capital

PO Box 981400

El Paso, TX 79998-1400

CHASE BANK USA

PO BOX 15298

WILMINGTON, DE 19850-5298

CIR Law Offices, LLP

8665 Gibbs Drive

Suite 150

San Diego, CA 92123-1739

CITIBANK

PO BOX 769006

SAN ANTONIO, TX 78245-9006

CMRE Financial Services, Inc.

3075 East Imperial Hwy #200

Brea, CA 92821-6753

Capital One Bank (USA), N.A.

PO Box 71083

Charlotte, NC 28272-1083

Cardmember Services

PO Box 94014

Palatine, IL 60094-4014

Chase

PO Box 24696

Columbus, OH 43224-0696

Chase Auto Finance

PO Box 901076

Fort Worth, TX 76101-2076

Chase Bank One Card Services

PO Box 15298

Wilmington, DE 19850-5298

ChexSystems

7805 Hudson Road

Suite 100

Woodbury, MN 55125-1703

Children's Hospital Los Angeles

4650 Sunset Blvd

Los Angeles, CA 90027-6062

Citibank Sears

PO Box 6241

Sioux Falls, SD 57117-6241

Citimortgage

PO Box 6243

Sioux Falls, SD 57117-6243

Citimortgage

PO Box 689196

Des Moines, IA 50368-9196

City of Glendale, Water & Power

141 N Glendale Ave Level 2

Glendale CA 91206-4494

Credit Management Control

PO Box 1654

Green Bay, WI 54305-1654

Dept. of Water and Power
City of Los Angeles
Attn: Bankruptcy
PO Box 51111
Los Angeles CA 90051-5700

EQUABLE ASCENT FINANCIAL
1120 W LAKE COOK RD STE A
BUFFALO GROVE, IL 60089-1970

Equiant Financial Services
5401 N. Pima Road
Suite 150
Scottsdale, AZ 85250-2630

FIA CARD SERVICES, N.A.
4161 Piedmont Parkway
NC4 105 03 14
Greensboro, NC 27410

First Premier Bank
601 S. Minnesota Avenue
Sioux Falls, SD 57104-4868

GECRB
PO Box 965015
Orlando, FL 32896-5015

GEMB
PO Box 981064
El Paso, TX 79998-1064

GMAC
PO BOX 380901
Bloomington, MN 55438-0901

Glendale Water And Power
141 N. Glendale Ave
Glendale, CA 91206-4975

HOME DEPOT
PO BOX 6497
SIOUX FALLS, SD 57117-6497

HSBC NEIMAN MARCUS
PO BOX 15221
WILMINGTON, DE 19850-5221

HSBC SAKS FIFTH AVE
12 E 49TH STREET
NEW YORK, NY 10017-1088

Hunt And Henriques
151 Bernal Road Suite 8
San Jose, CA 95119-1491

JC Penney
PO Box 981131
El Paso, TX 79998-1131

Kohls
PO Box 3115
Milwaukee, WI 53201-3115

(p)TOYOTA MOTOR CREDIT CORPORATION
PO BOX 8026
CEDAR RAPIDS IA 52408-8026

Lowe's
PO Box 530914
Atlanta, GA 30353-0914

MACYS
PO BOX 8218
MASON, OH 45040-8218

Midland Funding LLC
By its authorized agent Recoser, LLC
25 SE 2nd Ave, Suite 1120
Miami, FL 33131-1605

Pacific Monarch Resorts
23091 Mill Creek Drive
Laguna Hills, CA 92653-1258

Portfolio Investments II LLC
c/o Recovery Management Systems Corporat
25 SE 2nd Avenue Suite 1120
Miami FL 33131-1605

Portfolio Recovery
140 Corporate Blvd
Norfolk, VA 23502-4952

(p)PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

Precision Recovery Analytics, Inc
c/o Cavalry Advisory Services
500 Summit Lake Drive, Ste 400
Valhalla, NY 10595-1340

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

TARGET NATIONAL BANK
PO BOX 673
MINNEAPOLIS, MN 55440-0673

THUNDERBOLT HOLDINGS LTD LLC
BAKER SANDERS
100 GARDEN CITY PLAZA STE 500
GARDEN CITY NY 11530-3207

TOYOTA MOTOR CREDIT CORP
440 East Huntington Drive
Suite 200
Arcadia, CA 91006-3775

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

United States Trustee (LA)
725 S Figueroa St., 26th Floor
Los Angeles, CA 90017-5413

Case 2:12-bk-29043-PC
(p)VOLKSWAGEN CREDIT UNION
1401 FRANKLIN BLVD
LIBERTYVILLE IL 60048-4460

Doc 38 Filed 01/28/13 Entered 01/28/13 12:14:52 Desc
Main Document Page 6 of 7
WAMI Card Services
123 Mission Street
Floor 6
San Francisco, CA 94105-5121

Andranik Gyumushyan
4347 Kingswell Avenue
Los Angeles, CA 90027-4501

Henrik Mosesi
Mesesi & Kalantarian LLP
360 E Olive Ave
Burbank, CA 91502-1215

Varand Gourjian
101 North Brand Blvd. Ste.1220
Glendale,, CA 91203-2687

Wesley H Avery (TR)
28005 Smyth Drive # 117
Valencia, CA 91355-4023

Zepyur Keshishian Gyumushyan
4347 Kingswell Avenue
Los Angeles, CA 90027-4501

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

American Honda Finance
6261 Katella Avenue
Suite IA
Cypress, CA 90630

BMW Financial Services
5515 Parkcenter Circle
Dublin, OH 43017

(d)BMW Financial Services
PO Box 78103
Phoenix, AZ 85062-8103

(d)BMW Financial Services NA, LLC
PO Box 3608
Dublin, OH 43016-0306

Lexus Financial Services
PO Box 60116
City Of Industry, CA 91716-0116

Portfolio Recovery Associates, LLC
c/o Capital One Bank, N.a.
POB 41067
Norfolk VA 23541

US BANK
PO BOX 108
SAINT LOUIS, MO 63166

(d)US BANK N.A.
BANKRUPTCY DEPARTMENT
P.O. BOX 5229
CINCINNATI, OH 45201-5229

(d)US Bank Reserve Line
PO Box 5227
Cincinnati, OH 45201

Volkswagen Credit
PO Box 3
Hillsboro, OR 97123

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

(d)Chase
PO Box 24696
Columbus, OH 43224-0696

(u)Lou Frasco

End of Label Matrix

Mailable recipients 66

Bypassed recipients 3

Total 69