

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>ALLAN D. SARVER ESQ. SBN 106282 LAW OFFICES OF ALLAN D. SARVER 16000 VENTURA BLVD SUITE 1000 ENCINO, CA 91436 TELEPHONE NO. (818) 981-0581 FACSIMILE NO. (818) 981-0026</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor- In- Possession</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: KHANI ENTERPRISES INC. DBA VILLA ITALIAN RESTAURANT</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-bk-43537NB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 12/17/2013</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> 255 E. TempleStreet, Courtroom 1545, 15th Floor, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 12/03/2013

**Description of property to be sold:** 3973 Sepulveda Boulevard, Los Angeles, California 90230, legally described as See Attachment "1" hereto. Commerical Property and Restaurant known as Villa Italian Restaurant and all personal property inclusive of liquor license.

**Terms and conditions of sale:** \$1,725,000.00 total consideration.  
Real Property: 1,450,000.00 - 80% New First Trust Deed  
Personal Property: \$275,000.00  
Seller to carry back \$75,000.00 promissory note, secured by second trust deed on real property. \$50,000.00 conditional break-up fee., not subject to overbid.

**Proposed sale price:** \$ 1,725,000.00

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):** Not Applicable Unless Court Ordered.

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

N/A

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

Not applicable absent court mandate. Notice to be Amended if mandated by Court,

Date: 11/21/2013

**LEGAL DESCRIPTION**

**EXHIBIT 1**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOTS 428 AND 429 OF TRACT NO. 6936, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THAT PORTION OF THE 25.00 FOOT WIDE STORM DRAIN RIGHT OF WAY SHOWN ON MAP OF TRACT NO. 6936, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID STORM DRAIN RIGHT OF WAY LYING BETWEEN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 428, SAID TRACT, AND THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF 230, SAID TRACT; EXCEPT THE SOUTHEASTERLY 4.14 FEET MEASURED AT RIGHT ANGLES FO THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY.

APN: 4213-021-024

**PARCEL 2:**

LOT 430 OF TRACT NO. 6936, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4213-021-016

### 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:  
16000 Ventura Blvd Suite 1000, Encino, CA 91436

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) 11/21/2013, 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:

- Jennifer Witherell Crastz jcrastz@hemar-rousso.com
- Dare Law dare.law@usdoj.gov
- Allan D Sarver ADSarver@aol.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 11/21/2013, 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.

Service information continued on attached page

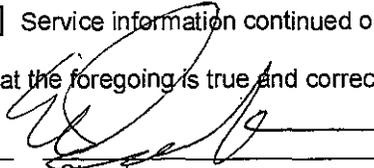
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 11/21/2013, I served the following persons and/or entities by personal delivery, overnight mail service, or (for 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 Neil W. Bason Served Via Personal Delivery  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1552, 15th Fl  
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.

11/21/2013 M. Swanston  
Date Printed Name

  
Signature

In Re: KHANI Enterprises Inc.  
Chapter 11 Case No. 2:12-bk-43537NB

Attachment to Proof of Service  
2. Served Via U.S. Mail

**Debtor**

KHANI Enterprises Inc.  
3973 Sepulveda Blvd  
Culver City, CA 90230

**United States Trustee**

Office of the United States Trustee  
Attn: Russell Clementson, Esq.  
725 S. Figueroa Street, Suite 2600  
Los Angeles, CA 90017

Office of the United States Trustee  
Attn: Dare Law Esq.  
725 S. Figueroa Street, Suite 2600  
Los Angeles, CA 90017

**Creditors**

BBCN Bank  
3731 Wilshire Blvd Suite 1000  
Los Angeles, CA 90010

**Counsel for BBCN Bank**

Jennifer Witherell Crastz  
Attorney at Law  
Hemar, Rousso & Heald LLP  
15910 Ventura Blvd 12<sup>th</sup> Fl  
Encino, CA 91436

County of Los Angeles  
Dept of Treasurer & Tax Coll  
225 N. Hill St Room 122  
Los Angeles, CA 90051

Internal Revenue Service  
P.O. Box 145585  
Stop 8420G  
Cincinnati, OH 45250-5585

Internal Revenue Service  
Attn: Insolvency Unit  
Patricia Berry  
300 N. Los Angeles Street  
Stop No. 5022  
Los Angeles, CA 90012

Internal Revenue Service  
222 N. Sepulveda Blvd  
El Segundo, CA 90245

Internal Revenue Service  
P.O. Box 21126  
Philadelphia, PA 19114

Allen Maxwell & Silver  
190 Sylvan Avenue  
Englewood Cliffs NJ 07632

Farideh Bagheri  
951 Oxford Avenue  
Marina Del Rey, CA 90292

Dish Network  
Dept 0063  
P.O. Box 223721  
Dallas, TX 75222-3721

Farmers Insurance Liability  
4680 Wilshire Blvd  
Los Angeles, CA 90010

FCI Lender Services Inc.  
6180 East Kaiser Blvd  
Anaheim, CA 92808

GBE Group  
1309 Technology  
Cedar Falls, IA 50613

Los Angeles County  
Treasurer and Tax Collector  
225 N. Hill Street  
Los Angeles, CA 90012

Mrs. F. Roberts  
2331 20<sup>th</sup> Street, Apt 1  
Santa Monica, CA 90405

State Board of Equalization  
5601 Green Valley Circle Ste 200  
Culver City, CA 90231-3652

State Board of Equalization  
5901 Green Valley Circle Ste 200  
Culver City, CA 90231-3652

Val Pack  
100 Corporate Point #280  
Culver City, CA 90231-3652

Van Dinter & Associates  
43525 Ridge Park Drive  
Temecula, CA 92590

**Buyer of Property**

WRAG Concepts LLC  
P.O. Box 611  
Pacific Palisades, CA 90272

Counsel for WRAG Concepts LLC  
Jeffrey A. Krieger, Esq.  
Greenberg Glusker Fields  
Claman & Machtinger LLP  
1900 Avenue of the Stars, 21<sup>st</sup> Floor  
Los Angeles, CA 90067