

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com</p> <p><input type="checkbox"/> Individual <i>appearing without attorney</i> <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee</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: BIJAN NAVABIAN,</p> <p style="text-align: right;">Debtor(s)</p>	<p>CASE NO.: 2:13-bk-20401-RK CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> July 1, 2014</p>	<p><b>Time:</b> 2:30 p.m.</p>
<p><b>Location:</b> Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California</p>	

**Type of Sale:**  Public  Private

**Last date to file objections:** June 17, 2014

**Description of property to be sold:** all of the Trustee's right, title and interest in residential real property commonly described as 263 North Rexford Drive, Beverly Hills, California

**Terms and conditions of sale:** as-basis, without any warranties or representations, free and clear of all liens and encumbrances

**Proposed sale price:** \$3,575,000

**Overbid procedure (if any):** Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$107,250 in the form of a cashier's check, payable to "Jason M. Rund, Chapter 7 Trustee;" and (4) provide proof that the party has the financial ability to purchase the Property for the amount of the party's overbid and consummate the sale upon the terms in the sale motion, the California Residential Purchase Agreement and Joint Escrow Instructions dated May 16, 2014 of Mehran Sourehnissani ("Buyer"), and the Counter-Offer thereto between the Trustee and the Buyer (except that the purchase price is the amount of the overbid). In addition, the initial overbid for the Property must be \$3,585,000, and all subsequent overbids with respect to the Property must be in increments of \$1,000.

**If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:**  
July 1, 2014 at 2:30 p.m. in Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**  
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;  
e-mail: [rhessling@gmail.com](mailto:rhessling@gmail.com)

**Date:** June 9, 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:  
3853 Meadow Park Lane, Torrance, CA 90505.

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 June 9, 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:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On June 9, 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 \_\_\_\_\_, 2014, 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.

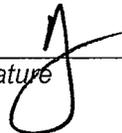
June 9, 2014

Robert A. Hessling

Date

Printed Name

Signature



**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

Jenelle C Arnold jarnold@piteduncan.com, efcacb@piteduncan.com  
**Alan F Broidy** alan@broidylaw.com, sherrie@broidylaw.com  
**Debtor's Counsel** Baruch C Cohen bcc4929@gmail.com, pjstarr@starrparalegals.com  
**Counsel for Howard Ehrenberg, Chapter 7 Trustee of Estate of Bahram Navabian** Asa S Hami  
ahami@sulmeyerlaw.com,gonzalez@sulmeyerlaw.com;agonzalez@ecf.inforuptcy.com; ahami@ecf.inforuptcy.com  
**Trustee's Counsel** Robert A Hessling rhessling@gmail.com  
**Trustee** Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com  
**Counsel for Richard K. Diamond, Chapter 7 Trustee of Estate of Bahman Navabian** Steven J  
Schwartz sschwartz@dgdk.com, DanningGill@gmail.com;sschwartz@ecf.inforuptcy.com  
**Counsel for Hill Collections, LLC** Charles Shamash cs@locs.com, generalbox@locs.com  
**Counsel for HSBC Bank USA, National Association** Dhruv M Sharma efcacb@piteduncan.com  
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

**2. SERVED BY U.S. MAIL**

Debtor  
Bijan Navabian  
263 North Rexford Drive  
Beverly Hills, CA 90210

Presiding Judge's Copy  
Honorable Robert Kwan  
United States Bankruptcy Court  
255 E. Temple St., Suite 1682  
Los Angeles, CA 90012-3332

Counsel for Fred Faloodi and Zari Faloodi, Former Lienholders  
Shahrokh Mokhtarzadeh  
Law Offices of Shahrokh Mokhtarzadeh  
16130 Ventura Blvd., Suite 230  
Encino, CA 91436

Buyer  
Mehran Sourehnissani  
c/o Shiva Mehrdad  
Nelson Shelton & Associates  
355 N. Canon Dr.  
Beverly Hills, CA 90210