

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address 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 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: BIJAN NAVABIAN, Debtor(s)	CASE NO.: 2:13-bk-20401-RK CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: July 7, 2015	Time: 2:30 p.m.
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Location: Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

Type of Sale: Public Private **Last date to file objections:** June 23, 2015

Description of property to be sold: all of the rights, title and interests of the estate of Bijan Navabian ("Bijan Estate") in Blue Diamond Capital Group, LLC (hereinafter the "Member Interest")

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

Proposed sale price: The Trustee proposes to sell the Bijan Estate's Member Interest to Rainbow Capital Group, LLC ("Buyer") for \$58,333.33, which Member Interest will be sold together with the rights, title and interests in equal member interests of the estates of Bahman Navabian ("Bahman") and Bahram Navabian ("Bahram") in Blue Diamond for the total purchase price of \$175,000 cash.

Overbid procedure (if any): None

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

July 7, 2015 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

Date: June 10, 2015

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 10, 2015, 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 10, 2015, 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

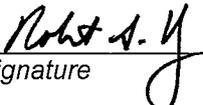
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, 2015, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those 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 10, 2015
Date

Robert A. Hessling
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
Counsel for Debtor and Rashel Lameh Navabian Baruch C Cohen bcc4929@gmail.com,
pjstarr@starrparalegals.com
Marian Garza ecfnotices@ascensioncapitalgroup.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
Josephine E Salmon efcacb@aldridgepите.com, JES@ecf.inforuptcy.com;jsalmon@aldridgepите.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 Osher & Osher, Inc. and Hill Collections, LLC Charles Shamash cs@locs.com,
generalbox@locs.com
Counsel for HSBC Bank USA, National Association Dhruv M Sharma efcacb@piteduncan.com,
crico@mcglinchey.com;selizondo@mcglinchey.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Debtor

Bijan Navabian
412 N. Palm Drive, #102
Beverly Hills, CA 90210-4007

Bahman Navabian
268 South Almont Drive
Beverly Hills, CA 90211-2507

Bahram Navabian
345 South Reeves Drive
Beverly Hills, CA 90212-4500

Counsel for Bahman Navabian and Bahram Navabian

Ira Benjamin Katz
1901 Avenue Of The Stars, Suite 300
Los Angeles, CA 90067

Buyer's Counsel

David W. Meadows
Law Offices of David W. Meadows
1801 Century Park East, Suite 1235
Los Angeles, CA 90067

Buyer

Rainbow Capital Group, LLC
c/o Ben Behnam
D C Group, LLC
631 South Olive Street, Suite 790
Los Angeles, CA 90014

Rainbow Capital Group, LLC
c/o Cyrus Lahmian
631 South Olive Street, Suite 790
Los Angeles, CA 90014

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