

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Stella Havkin, #134334 Havkin & Shrago Attorneys at Law 20700 Ventura Boulevard, Suite 328 Woodland Hills, CA 91364 Telephone 818 999-1568 Facsimile 818 305-6040 email: stella@havkinandshrago.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: Jonathan Mahboubi-Fardi,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-22246-BR CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 07/22/2014</p>	<p>Time: 2:00 p.m.</p>
<p>Location: 255 E. Temple Street, Courtroom 1668, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 07/08/2014

Description of property to be sold:
1448 Queens Way, Los Angeles, California 90069 ("Queens Way Property").

Terms and conditions of sale: The Queens Way Property shall be sold "as is" with no representations or warranties, free and clear of all liens and other interests. The complete sale terms and conditions are set forth in the purchase agreement, a copy of which may be obtained from the contact person listed below. The sale is subject to court approval and overbid procedures as described below.

Proposed sale price: \$ 3,795,000.00

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): All overbids shall be in increments of \$20,000.

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

July 22, 2014 at 2:00 p.m. at 255 E. Temple Street, Courtroom 1660, Los Angeles, California 90012.

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

Stella Havkin
Havkin & Shrago
20700 Ventura Boulevard, Suite 328
Woodland Hills, CA 91364
818 999-1568
email : stella@havkinandshrago.com

Date: 06/14/2014

In re: Jonathan Mahboubi-Fardi, Debtor(s).	CHAPTER 7 CASE NUMBER 2:13-bk-22246-BR
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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: 20720 Ventura Boulevard, Suite 328, Woodland Hills, CA 91364.

A true and correct copy of the foregoing document **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”) – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On June 14, 2014, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Wesley H Avery (TR) wamiracle6@yahoo.com, jmoatrustee@gmail.com; C117@ecfbis.com
- Stella Havkin stella@havkinandshrago.com; havkinlaw@earthlink.net
- Glenn Dassoff glennfassoff@paulhastings.com; abigaillloyd@paulhastings.com
- Christopher Greenleaf greenleaf@lbbslaw.com
- Vernon A Nelson, Jr vernon.nelson@lewisbrisbois.com, susan.awe@lewisbrisbois.com; lani.maile@lewisbrisbois.com

Joon W Song jsong@thesonglawgroup.com

Daniel B Spitzer dspitzer@spitzeresq.com

Raymond W Stockstill beaustockstill@paulhastings.com, rebeccacraft@paulhastings.com

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served):

On June 14, 2014, I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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.

Honorable Barry Russell United States Bankruptcy Judge 255 E. Temple Street, Suite 1660 Los Angeles, CA 90012	
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Service information continued on attached page

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III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, 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 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 of America that the foregoing is true and correct.

June 14, 2014 STELLA HAVKIN

Date

Type Name

/s/ Stella Havkin

Signature