

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address C. JOHN M. MELISSINOS (SBN 149224) JMelissinos@GreenbergGlusker.com COURTNEY E. POZMANTIER (SBN 242103) CPozmantier@GreenbergGlusker.com JAMES C. BEHRENS (SBN 280365) JBehrens@GreenbergGlusker.com GREENBERG GLUSKER FIELDS CLAMAN & MACHTINGER LLP 1900 Avenue of the Stars, 21st Floor Los Angeles, California 90067-4590 Telephone: 310.553.3610 Fax: 310.553.0687</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorneys 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: HALSEY McLEAN MINOR, Debtor(s).</p>	<p>CASE NO.: 2:13-bk-23787-TD CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY <u>Sale Hearing</u> Date: February 19, 2014 Time: 11:00 a.m. Place: Courtroom 1345 255 E. Temple Street Los Angeles, CA 90012</p>
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<p>Sale Date: February 19, 2014</p>	<p>Time: 11:00 a.m.</p>
<p>Location: Courtroom 1345, United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** February 12, 2014

Description of property to be sold: Residential real property commonly known as 822 Sarbonne Road, Los Angeles, California 90077 (the "Sarbonne Property"). The property is a single family residence located in the Bel Air section of Los Angeles. The current structure on the property is a home of approximately 7475 square feet.

Terms and conditions of sale: The Chapter 7 Trustee proposes to sell the Sarbonne Property free and clear of liens, claims, and interests to Ardie Tavangarian and Tania Tavangarian, as Trustees of the Tavangarian Revocable Trust dated June 10, 2002 (the "Buyer") in accordance with the written Counter-Offer dated January 7, 2013 between the Buyer and the Trustee (the "PSA").

Proposed sale price: \$10,000,000

Overbid procedure (if any): Any potential over-bidder must: (i) provide a deposit of \$300,000 and least two (2) business days prior to the date of the hearing on the Motion and provide evidence of their financial qualification to the Trustee, satisfactory in his sole discretion; (ii) execute an affirmation that they agree to be bound by the terms of the PSA; (iii) make an initial overbid of at least \$205,000 greater than the sales price; and (iv) agree that their deposit shall be forfeited if they are the winning bidder but fail to close. The Buyer can be a back-up bidder if the Buyer chooses to do so.

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

Date: February 19, 2014
Time: 11:00 a.m.
Place: Courtroom 1345
United States Bankruptcy Court
255 E. Temple Street, Los Angeles, CA 90012

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

C. JOHN M. MELISSINOS
JMelissinos@GreenbergGlusker.com
Greenberg Glusker Fields Claman & Machtinger LLP
1900 Avenue of the Stars, 21st Floor
Los Angeles, California 90067-4590
Telephone: 310.553.3610
Fax: 310.553.0687

Date: January 29, 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:
1900 Avenue of the Stars, 21st Floor, Los Angeles, California 90067-4590

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)* January 29, 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 *(date)* January 29, 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 *(date)* January 29, 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.

VIA OVERNIGHT MAIL

The Honorable Thomas B. Donovan
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1352
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.

January 29, 2014
Date

Sonia Gaeta
Printed Name

/s/Sonia Gaeta
Signature

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

James C Behrens Courtesy NEF	jbehrens@greenbergglusker.com, jreinglass@ggfirm.com; kwoodson@ggfirm.com; sgaeta@ggfirm.com; calendar@ggfirm.com
Jennifer Witherell Crastz Courtesy NEF	jcrazt@hemar-rousso.com
Melanie Scott Green on behalf of U.S. Trustee United States Trustee (LA)	Melanie.green@usdoj.gov
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Paul H Kim on behalf of Courtesy NEF	Pkim@counsel.lacounty.gov
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Jennifer Leland on behalf of Halsey McLean Minor	jleland@peitzmanweg.com
Adam A Lewis on behalf of Sotheby's, Inc.	alewis@mofo.com
Carissa A Lynch for Franchise tax board	Carissa.Lynch@ftb.ca.gov, Martha.Gehrig@ftb.ca.gov
C John M Melissinos for Trustee Jason M Rund (TR)	jmelissinos@greenbergglusker.com, jreinglass@greenbergglusker.com; kwoodson@greenbergglusker.com; calendar@greenbergglusker.com; sgaeta@greenbergglusker.com
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Nancy Newman for Aon Service Corporation	nnewman@hansonbridgett.com
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Jason M Rund Trustee	trustee@srlawyers.com, jrund@ecf.epiqsystems.com
David B Shemano for Halsey McLean Minor	dshemano@peitzmanweg.com
United States Trustee (LA)	ustpregion16.la.ecf@usdoj.gov
Kirsten A Roe Worley for Watt, Tieder, Hoffar & Fitzgerald, LLP	kworley@wthf.com, bcordova@wthf.com
Robert P Zahradka on behalf of Interested Party Courtesy NEF	ecfcacb@piteduncan.com

2. SERVED BY UNITED STATES MAIL:

Debtor
Halsey McLean Minor
619 Trenton Ave
Beverly Hills, CA 90210-3102

Attys for Debtor
David B. Shemano
Peitzman Weg LLP
2029 Century Park E Ste 3100
Los Angeles, CA 90067-3044

UST
Melanie Scott Green, Esq.
United States Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

Ch. 7 Trustee

Jason M. Rund, Trustee
Sheridan & Rund
840 Apollo Street, Suite 351
El Segundo, CA 90245-4762

NEF/

Attys for Specialty Finance Group LLC
Payam Khodadadi
McGuireWoods LLP
1800 Century Park East, 8th Flr.
Los Angeles, CA 90067-1501

Secured Creditor/ NEF

Kirsten A. Worley, Esq.
Worley Law Corp, PC
26632 Towne Centre Drive, Suite 300
Foothill Ranch, CA 92610

Request for Special Notice

WebiMax LLC
1423 State Road
Duncannon, PA 17020

Secured Creditor

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Franchise Tax Board

Attn: Carissa Lynch, Esq.
PO Box 1720, MS: A-260
Rancho Cordova, CA 95741-1720

Karen Pruss

California Franchise Tax Board
Franchise Tax Board, MS-L171CT2KP
Sacramento, CA 95827

Secured Creditor

Internal Revenue Service
Attn: Vivian Ho
PO Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service

Attn: Kenneth Jeanpierre
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Paul Enjalran

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Los Angeles County Tax Collector

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Los Angeles County Treasurer and Tax
Collector

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M.L. Private Finance LLC

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