

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  ANTHONY A. FRIEDMAN (SBN 201955) aaf@lnbyb.com LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Timothy J. Yoo, Chapter 7 Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  MORAD JAVEDANFAR and  YAFFA JAVEDANFAR,   Debtor(s).	CASE NO.: 2:13-bk-27702 ER CHAPTER: 7   <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<b>Sale Date:</b> 07/13/2016	<b>Time:</b> 11:00 am
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private **Last date to file objections:** 06/29/2016

**Description of property to be sold:** U.S. Bankruptcy Court, Courtroom 1568, 255 E. Temple Street, Los Angeles, CA Debtor's ownership interests in the following (collectively, the Chateau Membership Interests):

(1) a 4.9% membership interest in Chateau Spring Hill Partners, LLC ("Chateau Spring Hill");

(2) a 14% membership interest in Chateau Parkside Partners, LLC ("Chateau Parkside"); and

(3) a 0.79% membership interest in Chateau Spring Terrace Partners, LLC ("Chateau Spring Terrace")

**Terms and conditions of sale:** See, attachment "A".

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**Proposed sale price:** \$ 25,000.00

Overbid procedure (if any): See, attachment "B".

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

July 13, 2016

11:00 a.m.

Courtroom 1568

Roybal Federal Building

255 E. Temple Street

Los Angeles, California 90012

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

Anthony A. Friedman, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: aaf@lnbyb.com

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Date: 06/20/2016

ATTACHMENT "A"

TERMS AND CONDITIONS OF SALE: Chateau Membership Interests are being purchased "as-is" without any representations or warranties of any kind (other than the Trustee's representations that the Trustee is not aware of any transfer of the Chateau Membership Interests and that the Trustee has the authority to enter into the purchase agreement with Purchaser, and as set forth in the Purchase Agreement (which Purchase Agreement is attached to the Motion)). Further, the sale of the Chateau Membership Interests are free and clear of all liens, claims and encumbrances, if any.

ATTACHMENT "B"

OVERBIDDING PROCEDURES: (1) Any person interested in submitting an overbid on the Chateau Membership Interests must attend the hearing on the Motion or be represented by an individual with written authority, in a form acceptable to the Trustee, to participate in the overbid process and provide the Trustee with reasonable proof of their ability to close in all-cash (i.e. demonstrating proof of available cash in the minimum amount of \$30,000.00); (2) an overbid will be defined as an initial overbid of \$30,000.00, with each additional bid in \$1,000.00 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Timothy J. Yoo, Chapter 7 Trustee," in the amount of \$5,000.00 (i.e., the same deposit amount as the Purchaser) (the "Deposit") no later than 12:00 p.m. on July 8, 2016; (4) overbidders must purchase the Chateau Membership Interests on the same terms and conditions as the Purchaser; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Assets within two (2) business days of entry of the order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Chateau Membership Interests, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

## 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: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled (*specify*): **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 20, 2016**, 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:

- Marc Andrews bankruptcycls@wellsfargo.com, andrewma@wellsfargo.com
- Lana Borsook Lana-Borsook-Law@juno.com
- Anthony A Friedman aaf@lnbyb.com
- Marian Garza ecfnotices@ascensioncapitalgroup.com
- Andre A Khansari andre@khansarilaw.com
- Michael S Kogan mkogan@koganlawfirm.com
- K Tom Kohan tom@kohanlawfirm.com
- Duane Kumagai dkumagai@klgla.com, mshabpareh@klgla.com
- Judy M Lam jlam@greenbergglusker.com, cmercede@greenbergglusker.com
- David M Reeder dmr@vrmlaw.com, jle@vrmlaw.com
- Daren M Schlechter daren@schlechterlaw.com, assistant@schlechterlaw.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Timothy Yoo (TR) tjytrustee@lnbrb.com, tyoo@ecf.epiqsystems.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:** On **June 20, 2016**, 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.

Morad Javedanfar  
Yaffa Javedanfar  
828 Warner Avenue  
Los Angeles, CA 90024

Stewart J. Neuville  
11845 W. Olympic Blvd, Ste 1000  
Los Angeles, CA 90064

Stacy Sokol  
2029 Century Park E, Ste 900  
Los Angeles, CA 90067

Capital One N.A. Department  
Ascension Capital Group  
Account: XXXXX4934  
P.O. Box 165028  
Irving, TX 75016

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 **June 20, 2016**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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 ATTORNEY SERVICE**

Hon. Ernest M. Robles  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1560 / Courtroom 1568  
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.

June 20, 2016  
*Date*

Lisa Masse  
*Printed Name*

*/s/ Lisa Masse*  
*Signature*