

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address C. JOHN M. MELISSINOS (SBN 149224) JMelissinos@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  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorneys for Jason M. Rund, Chapter 7 Trustee	FOR COURT USE ONLY
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  MARVIN JAY GOODFRIEND,          Debtor.	CASE NO.: 2:14-bk-14032-RN  CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b> <u>Sale Hearing</u> Date: December 17, 2014 Time: 2:00 p.m. Place: Courtroom 1645 255 E. Temple Street Los Angeles, CA 90012
-------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Sale Date:</b> December 17, 2014	<b>Time:</b> 2:00 p.m.
<b>Location:</b> Courtroom 1645, United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private **Last date to file objections:** December 3, 2014

**Description of property to be sold:** Residential real property commonly known as 3925 Malibu Vista Drive, Malibu, California 90265 (the "Property"). The Property is a single family residence located in Malibu, California. The current structure on the property is a home of approximately 2,555 square feet.

**Terms and conditions of sale:** The Chapter 7 Trustee proposes to sell the Property free and clear of liens, claims, and interests to Morad Harouni and Farahnaz Harouni, Trustees of the Morad Harouni and Farahnaz Harouni Revocable 2004 Trust or their assignee (the "Buyer") in accordance with the written Counter-Offer dated October 22, 2014 between the Buyer and the Trustee (as amended by the November 6, 2014 Amended Escrow Instructions, herein the "PSA"), a copy of which, as amended, is attached as Exhibit 1 to the Motion.

**Proposed sale price:** \$1,500,000

**Overbid procedure (if any):** By the Motion, the Trustee has proposed the following procedures: any potential over-bidder must: (i) provide a deposit of \$55,500 at 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 \$10,000 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 or any over-bidder can be a back-up bidder if they choose to do so, provided, however that the Trustee has authority to waive one or more of these requirements if he determines in his sole discretion that doing so is in the interests of the estate.

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

Date: December 17, 2014

Time: 2:00 p.m.

Place: Courtroom 1645

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: November 18, 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)* November 18, 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)* November 18, 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)* November 18, 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 Richard N. Neiter  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1652  
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.

November 18, 2014  
*Date*

Julie King  
*Printed Name*

/s/ Julie King  
*Signature*

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

- James C Behrens jbehrens@greenbergglusker.com, jreinglass@ggfirm.com;kwoodson@ggfirm.com;
- sgaeta@ggfirm.com;calendar@ggfirm.com
- Jerome Bennett Friedman jfriedman@flg-law.com, msobkowiak@flg-law.com;jmartinez@flg-law.com;
- sbiegenzahn@flg-law.com;rfranzoia@flg-law.com
- Gina J Kim gjkim@piteduncan.com, efcacb@piteduncan.com;GJK@ecf.inforupcty.com
- Steven M Mayer smayer@mayerlawla.com
- C John M Melissinos jmelissinos@greenbergglusker.com,  
kwoodson@greenbergglusker.com;calendar@greenbergglusker.com;jking@greenbergglusker.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- Gary A Starre gastarre@gmail.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Hatty K Yip hatty.yip@usdoj.gov,  
Kenneth.G.Lau@usdoj.gov,dare.law@usdoj.gov,queenie.k.ng@usdoj.gov,alvin.p.mar@usdoj.gov
- kelly.l.morrison@usdoj.gov,melanie.green@usdoj.gov

**2. SERVED BY UNITED STATES MAIL:**

Debtor

Marvin Jay Goodfriend  
1299 Ocean Avenue, Ste 333  
Santa Monica, CA 90401

United States Trustee

Jill Sturtevant, Assistant U. S. Trustee  
Office of the UST  
915 Wilshire Blvd., Suite 1850  
Los Angeles, CA 90017

Chapter 11 Trustee

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

Creditor and Attorney for Rebecca  
Rickley

Natasha Roit  
Law Offices of Natasha Roit  
3929 Malibu Vista Dr.  
Malibu, CA 90265-5610  
Citibank  
P.O. Box 6500  
Sioux Falls, SD 57117-6500

California Coastal Commission  
89 South California Street, Suite 200  
Ventura, CA 93001-2899

Citibank  
P.O. Box 6500  
Sioux Falls, SD 57117-6500

County of Los Angeles  
Department of Public Works, Building  
1828 Sawtelle Blvd., 2nd Floor  
Los Angeles, CA 90025-3199

Carol Suzuki, Esq.  
Office of County Counsel  
500 West Temple St., 6th Floor  
Los Angeles, CA 90012

Franchise Tax Board  
Bankruptcy Section MS:A-340  
P.O. Box 2952  
Sacramento, CA 95812

Lexus Financial Services  
P.O. Box 4102  
Carol Stream, IL 60197-4102

Tina Fasbender-Goodfriend  
3925 Malibu Vista Drive  
Malibu, CA 90265-5610

Attys for Receiver

Steven Mayer  
Mayer Law Group APC  
16133 Ventura Blvd Ph A  
Encino, CA 91436

Attys for Tina Fasbender-Goodfriend

Gary A. Starre  
Starre & Cohn  
15760 Ventura Blvd Ste 801  
Encino, CA 91436

Wells Fargo Bank, N.A.  
ATTN: Bankruptcy Department  
MAC # D3347-014  
3476 Stateview Blvd  
Fort Mill, SC 29715

Toyota Lease Trust  
PO Box 8026  
Cedar Rapids, Iowa 52408-8026

Judge Robert Thomas, Receiver  
1900 Avenue of the Stars, 2nd Floor  
Los Angeles, CA 90067-4301

Stephen F. Biegenzahn  
Friedman Law Group  
1900 Avenue of the Stars, 11th Floor  
Los Angeles, CA 90067-4699

**2. Served By United States Mail**

Jerry M. Montoya, Deputy Attorney  
Bruce Behrens, Chief Counsel  
Attorneys for Caltrans  
865 South Figueroa St., Ste. 400  
Los Angeles, CA 90017

Hassan Alameddine Principal  
Engineer  
County of Los Angeles Department of  
Public Works Building and Safety  
Division  
26600 Agoura Rd. Ste. 110  
Calabasas, CA 91302

Sunset Mesa Property Owners Association, Inc.  
c/o Kaiser, Swindells & Eiler  
444 W. Ocean Blvd., Suite 900  
Long Beach, California 90802