

Debtor(s).

Location: 255 E. Temple Street, Courtroom 1675, Los Angeles, CA 90012

Last date to file objections: 11/10/2015

Description of property to be sold: 2217-2219 S. Hobart Blvd., Los Angeles, CA 90018

Terms and conditions of sale: 1. Purchase price is \$550,000.00; 2. Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever; 3. All undisputed liens will be through escrow; and 4. All disputed liens will attach to proceeds of sale with same force, effect, validity, and priority.

Proposed sale price: \$ 550,000.00

Overbid procedure (if any): 1. Overbid must be all cash and at least \$560,000.00; 2. Any potential overbidder must contact the Trustee's counsel at least 24 hours prior to the Motion hearing and provide evidence of financial resources and submit a deposit of at least \$33,750.00 via cashier's check or cash; 3. Overbid increments at discretion of the Court.

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

November 24, 2015 at 2:30 pm
U.S. Courthouse
Courtroom 1675
255 E. Temple St.
Los Angeles, California 90012

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

Varand Gourjian
GOURJIAN LAW GROUP, P.C.
101 North Brand Boulevard, Suite 1220
Glendale, California 91203
Telephone (818) 956-0100
Facsimile (818) 956-0123
varand@gourjianlaw.com

Date: 10/27/2015

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:
101 N. Brand Blvd., Suite 1220, Glendale, CA 91203

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)* 10/27/2015, 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 *(date)* 10/27/2015, 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.

The Real Estaters, LLC
831 S. La Brea Ave.
Los Angeles, CA 90036

Los Angeles Business as Mission
2217-2219 S. Hobart Blvd.
Los Angeles, CA 90018

☒ 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)* 10/27/2015, 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.

The Honorable Robert N. Kwan
United States Bankruptcy Court - Central District of California
255 E. Temple Street, Suite 1682
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.

10/27/2015 Pateel Tavidian
Date *Printed Name*

/s/ Pateel Tavidian
Signature

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

- **Lusine Ajdaharian** lucy.ajdaharian@gmail.com, dlchau3@gmail.com
- **Wesley H Avery (TR)** wamiracle6@yahoo.com,
C117@ecfbis.com;afitzpatricktrustee@gmail.com;lmavyantrustee@gmail.com
- **Mark T. Domeyer** wdk@wolffirm.com, mark.domeyer@wolffirm.com
- **Mark D Estle** mark.estle@buckleymadole.com
- **Nichole Glowin** nglowin@wrightlegal.net, BKUDGeneralupdates@wrightlegal.net
- **Varand Gourjian** vg@gourjianlaw.com,
pateel@gourjianlaw.com;grant@gourjianlaw.com;maria@gourjianlaw.com
- **Merdaud Jafarnia** bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com
- **Leslie M Klott** bankruptcy@zievelaw.com
- **Angie M Marth** amarth@logs.com, ssali@logs.com
- **Christina J O** christinao@mclaw.org, erica@mclaw.org
- **Edward G Schloss** egs2@ix.netcom.com
- **Joon W Song** jsong@thesonglawgroup.com
- **Jeffrey L Sumpter** jsumpter@epiqtrustee.com, jsumpter@cbiz.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **Melissa A Vermillion** cmartin@pralc.com
- **Darlene C Vigil** cdcaecf@bdfgroup.com
- **Gilbert B Weisman** notices@becket-lee.com
- **Gilbert R Yabes** ecfcacb@aldridgepite.com,
GRY@ecf.inforuptcy.com;gyabes@aldridgepite.com

Label Matrix for local noticing
0973-2

Case 2:15-bk-12452-RK

Central District of California

Los Angeles

Mon Oct 26 17:54:17 PDT 2015

CBIZ Valuation Group, LLC

Attn: Jeffrey Sumpter

3101 N. Central Ave., Ste. 300

Phoenix, AZ 85012-2657

Green Tree Servicing LLC, and its successors

Malcolm Cisneros

2112 Business Center Drive

Second Floor

Irvine, CA 92612-7135

Metropolitan Life Insurance Company

c/o The Wolf Firm

2955 Main Street, Second Floor

Irvine, CA 92614-5909

The Bank of New York Mellon, et al

c/o Prober & Raphael, A Law Corp.

P.O. Box 4365

Woodland Hills, CA 91365-4365

Wells Fargo Bank, N.A. successor by merger t

c/o McCarthy & Holthus, LLP

1770 Fourth Avenue

San Diego, California 92101-2607

Wilmington Trust, National Association, not

c/o Law Offices of Les Zieve

30 Corporate Park, Suite 450

Irvine, CA 92606-3401

BAC HOME LOAN SERVICING

400 COUNTRYWIDE WAY

SV-35

SIMI VALLEY, CA 93065

PYOD, LLC its successors and assigns as assi

of Citibank (South Dakota), N.A.

Resurgent Capital Services

PO Box 19008

Greenville, SC 29602-9008

WELLS FARGO

420 MONTGOMERY STREET

SAN FRANCISCO, CA 94104-1298

American Express Bank FSB

c/o Becket and Lee LLP

POB 3001

Malvern, PA 19355-0701

Christiana Trust, a division of Wilmington S

c/o LAW OFFICES OF LES ZIEVE

30 Corporate Park, Suite 450

Irvine, CA 92606-3401

Hsbc Bank Usa, National Association As Trust

c/o McCarthy & Holthus, LLP

1770 Fourth Avenue

San Diego, CA 92101-2607

Nationstar Mortgage LLC as servicing agent f

c/o McCarthy & Holthus, LLP

1770 Fourth Avenue

San Diego, CA 92101-2607

U.S. Bank National Assoc., as Trustee for St

c/o Prober & Raphael, A Law Corporation

P.O. Box 4365

Woodland Hills, CA 91365-4365

Wells Fargo Bank, National Association, as T

C/O McCarthy & Holthus, LLP

1770 Fourth Avenue

San Diego, CA 92101-2607

Wilshire Bank

c/o The Song Law Group, APLC

800 W. 6th St., Ste. 1410

Los Angeles, CA 90017-2717

BANK OF AMERICA

100 N TYRON ST

CHARLOTTE, NC 28255-0001

State Board of Equalization

Special Operations Branch MIC 55

PO Box 942879

Sacramento CA 94279-0055

WILSHIRE BANK

24111 W. LA PALMA AVE

ANAHEIM, CA 92801

BARVIEW LOAN SERVICING, LLC, servicing agent

c/o EDWARD G. SCHLOSS

3637 Motor Avenue, Suite 220

Los Angeles, CA 90034-4884

Deutsche Bank National Trust Company, as Tru

14841 Dallas Parkway, Suite 300

Dallas, TX 75254-7883

JPMorgan Chase Bank, National Association

c/o McCarthy & Holthus, LLP

1770 Fourth Avenue

San Diego, CA 92101-2607

Rehabber's Financial Inc

c/o Buckley Madole PC

12526 High Bluff Dr #238

San Diego, CA 92130-2066

U.S. Bank National Association, as Trustee f

c/o McCarthy & Holthus, LLP

1770 Fourth Avenue

San Diego, CA 92101-2607

Wilmington Trust, National Association, as S

14841 Dallas Parkway, Suite 300

Dallas, TX 75254-7883

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

DISCOVER

2500 LAKE COOD RD

RIVERWOODS, IL 60015-3801

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

Chul Hyun Gong

2342 Mountain Ave

La Crescenta, CA 91214-3134

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)CBIZ Valuation Group LLC	(u)Courtesy NEF	(u)Deutsche Bank National Trust Company, as T
(d)Nationstar Mortgage LLC as servicing agent c/o McCarthy & Holthus, LLP 1770 Fourth Avenue San Diego, CA 92101-2607	(u)The Bank of New York Mellon fka The Bank o	(u)The Bank of New York Mellon, as Trustee fo
(u)U.S. Bank Trust, N.A., as Trustee for LSF9 Malcolm Cisneros	(d)American Express Bank, FSB c o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701	(d)American Express Bank, FSB c/o Becket and Lee LLP POB 3001 Malvern PA 19355 0701
(u)DEUTSCHE BANK 2006-AR13 (CE) 10000 Abernathy Rd 400	End of Label Matrix Mailable recipients 32 Bypassed recipients 10 Total 42	