

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

<p>In re: David Mollahassani and Grace Fernandez</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:15-bk-16771-ER CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 02/24/2016</p>	<p>Time: 10:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 02/10/2016

Description of property to be sold:
1012 Parkman Street, Altadena, CA 91101

Terms and conditions of sale: The Parkman 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: \$ 815,000.00

Overbid procedure (if any): All overbids shall be in increments of \$5,000.

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

February 24, 2016 at 10:00 a.m. at 255 E. Temple Street, Courtroom 1568, 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: 01/29/2016

In re: David Mollahassani and Grace Fernandez Debtor(s).	CHAPTER 7 CASE NUMBER 2:15-bk-16771-ER
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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: 20700 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. January 29, 2015, 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, C117@ecfbis.com; afitzpatricktrustee@gmail.com;lmavyantrustee@gmail.com
- Stella Havkin stella@havkinandshrago.com; havkinlaw@earthlink.net
- Dennis A Rasmussen dennisrasmussen@realestatelawcenter.org, mr@realestatelawcenter.org
- Tom Roddy Normandin tnormandin@pnbd.com, nwong@pnbd.com; srichards@pnbd.com;cathyjones@pnbd.com
- Phillip Myer pmyer@phillmyerlaw.com, jshuster@phillmyerlaw.com
- Gilbert B Weisman notices@becket-lee.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 January 29, 2016, 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 Ernest M. Robles United States Bankruptcy Judge 255 E. Temple Street Los Angeles, CA 90012	 <input checked="" type="checkbox"/> 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.

January 29, 2016 <i>Date</i>	STELLA HAVKIN <i>Type Name</i>	/s/ Stella Havkin <i>Signature</i>
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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.

Label Matrix for local noticing

Los Angeles Division

A T & T

0973-2

255 East Temple Street,

Page 4 of 5

208 S. Akard Street

Case 2:15-bk-16771-ER

Los Angeles, CA 90012-3332

Dallas, TX 75202-4295

Central District Of California

Los Angeles

Fri Jul 24 11:37:23 PDT 2015

A T & T Mobility

Adesa Los Angeles

American Express

P.O. Box 537104

11625 Nino Way

P.O. Box 981537

Atlanta, GA 30353-7104

Mira Loma, CA 91752-1437

El Paso, TX 79998-1537

Angela Morrow Splane

Arcadia Radiology Medical Group

Auto Trader

c/o Law Office of Michael Geller

P.O. Box 662020

P.O. Box 932207

1130 Palymrita Avenie, Suite 330A

Arcadia, CA 91066-2020

Atlanta, GA 31193-2207

Riverside, CA 92507-1714

Capital One

Chandnish K. Aluwalia

Charter Business

P.O. Box 30285

5700 Southwick Boulevard

2236 E. Foothill Boulevard

Salt Lake City, UT 84130-0285

Toledo, OH 43614-1509

Pasadena, CA 91107

Citi Cards

Citibank, N.A.

Discover Bank

Processing Center

P.O. Box 6077

Discover Products Inc

Des Moines, IA 50363-0001

Sioux Falls, SD 57117-6077

PO Box 3025

New Albany, OH 43054-3025

Discover card

First National Bank Omaha

Foothill Cardiology

P.O. Box 29033

P.O. Box 2557

P.O. Box 80011

Phoenix, AZ 85038-9033

Omaha, NE 68103-2557

City of Industry, CA 91716-8011

Frontline Asset Strategies

Global Credit & Collection Corp.

Grant & Weber

2700 Snelling Avenue North, # 250

2699 Lee Road, Suite 330

Dept 745; P.O. Box 4115

Saint Paul, MN 55113-1783

Winter Park, FL 32789-1740

Concord, CA 94524-4115

Grant Mercantile Agency

HMH Emergency Medical Group

Hill Medical Corporation

P.O. Box 1903

P.O. Box 60259

P.O. Box 1259; Dept 53346

Oakhurst, CA 93644-1903

Los Angeles, CA 90060-0259

Oaks, PA 19456-1259

Huntington Hospital

Kaiser Permanente

Keck Medical Center

100 E. California Boulevard

File 50445

File 749303

P.O. Box 7013

Los Angeles, CA 90074-0001

Los Angeles, CA 90074-0001

Pasadena, CA 91109-7013

Madison Radiology Medical Group, In

Neiman Pasadena Partnerships

Nextgear Capital, Inc.

P.O. Box 1259, Dept 53346

38 Chester Avenue

1320 City Center Drive, Suite 100

Oaks, PA 19456-1259

Pasadena, CA 91106

Carmel, IN 46032-3816

Prenovost, Normandin, Bergh & Dawe
2122 North Broadway, Suite 200
Santa Ana, CA 92706-2614

Reynolds & Reynolds
Main Document
One Reynolds Way
Dayton, OH 45430-1586

Standard Management
6151 West Century Boulevard, Suite
Los Angeles, CA 90045-5314

State Board of Equalization
P.O. Box 409
Norwalk, CA 90651-0409

Tom R. Normandin
Prenovost, Normandin, Bergh & Dawe
2122 North Broadway, Suite 200
Santa Ana, CA 92706-2614

USC Verdugo Hills Hospital
1812 Verdugo Road
Glendale, CA 91208

United Recovery Systems
P.O. Box 722929
Houston, TX 77272-2929

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Verdugo Radiology Medical Group
P.O. Box 1036
Montrose, CA 91021-1036

eCAST Settlement Corporation, assignee
of Citibank, N.A.
POB 29262
New York, NY 10087-9262

Art Hoomiratana - SUSPENDED -
Law Office of Art Hoomiratana
750 E Green St
Ste 333
Pasadena, CA 91101-2199

David Mollahassani
1012 Parkman Street
Altadena, CA 91001-1444

Grace Fernandez
1012 Parkman Street
Altadena, CA 91001-1444

Wesley H Avery (TR)
28005 Smyth Drive # 117
Valencia, CA 91355-4023

End of Label Matrix
Mailable recipients 43
Bypassed recipients 0
Total 43