

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>C. JOHN M. MELISSINOS (SBN 149224) JMelissinos@GreenbergGlusker.com KEITH PATRICK BANNER (SBN 259502) CPozmantier@GreenbergGlusker.com GREENBERG GLUSKER FIELDS CLAMAN &amp; 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"/> Attorney 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:</p> <p>RICHARD TIGRAN KAYSERYAN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:17-bk-19235-BR CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 01/09/2018</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> Courtroom 1668, United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 12/26/2017

**Description of property to be sold:**  
Commercial real property commonly known as 52 E. Santa Anita Ave., Burbank, California 91502 (the "Santa Anita Property").

**Terms and conditions of sale:**  
The Chapter 7 Trustee proposes to sell the Santa Anita Property free and clear of liens, claims, and interests to AMCO Associate LLC ("Buyer") in accordance with a purchase agreement (the "PSA") with Buyer.

**Proposed sale price:** \$ 1,300,000.00

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

**Overbid procedure (if any):** Any potential overbidder must provide a deposit of \$40,000.00

prior to or at the hearing on the Motion and provide evidence of their financial qualification to the Trustee, satisfactory in his sole discretion. Other procedures are as set forth in the Motion.

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

Date: January 9, 2018

Time: 10:00 a.m.

Place: Courtroom 1668

United States Bankruptcy Court

Edward F. Roybal Federal Building and Courthouse

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

Attorneys for Jason M. Rund, Chapter 7 Trustee

Date: 12/11/2017

## 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, Ste. 2100, Los Angeles, CA 90067

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)* 12/11/2017, 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)* 12/11/2017, 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)* 12/11/2017, 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 Messenger

The Honorable Barry Russell  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Ste.1660  
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.

12/11/2017  
Date

Julie King  
Printed Name

/s/ Julie King  
Signature

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

- Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com
- Steven Casselberry s.casselberry@mpglaw.com, j.jacobs@mpglaw.com
- Natalie B. Daghbandan natalie.daghbandan@bryancave.com, raul.morales@bryancave.com;theresa.macaulay@bryancave.com
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- Valerie Smith claims@recoverycorp.com
- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

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

Debtor

Richard Tigran Kayseryan  
604 S. Sunset Canyon Dr  
Burbank, CA 91501

Debtor's Atty

Michael Jay Berger  
9454 Wilshire Blvd 6th Fl  
Beverly Hills, CA 90212

Chapter 7 Trustee

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

U.S. Trustee

Office of the United States  
Trustee  
915 Wilshire Blvd. Ste. 1850  
Los Angeles, CA 90017

Trimed Receiver

Douglas Wilson, Receiver  
c/o John Morrell  
Douglas Wilson Companies  
1620 Fifth Avenue Ste. 400  
San Diego, CA 92101

Attys for Plaza Bank

Steven Casselberry  
Musick Peeler & Garrett  
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BP International, Inc.  
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