

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Richard D. Burstein SBN 56661 Reagan E. Boyce - SBN 248064 EZRA BRUTZKUS GUBNER LLP 21650 Oxnard Street, Ste. 500 Woodland Hills, CA 91367 rburstein@ebg-law.com rboyce@ebg-law.com Tel: (818) 827-9000 Fax: (818) 827-9099</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>Michelle Mahtab Brokhim</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:12-bk-16459-MB 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> 10/07/2015</p>	<p><b>Time:</b> 2:30 pm</p>
<p><b>Location:</b> Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/23/2015

**Description of property to be sold:** 4400 Coronet Drive, Encino, CA 91316

**Terms and conditions of sale:** Cash sale, no warranties, "AS-IS" "WHERE-IS" "WITH ALL FAULTS" basis, free and clear of all liens, claims, interests and encumbrances.

**Proposed sale price:** \$ 1,110,000.00

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):** Initial Overbid amount \$1,130,000.00, incremental overbids of \$10,000 thereafter;  
Cash sale. Must present initial offer to Trustee no later than 5:00 p.m. local time 2 business days prior to sale date with  
deposit of \$33,000.00 and proof of financial eligibility, Contact Reagan Boyce at informaion listed below.

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

October 7, 2015 at 2:30 PM in Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367

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

Reagan E. Boyce SBN 248064  
EZRA BRUTZKUS GUBNER LLP  
21650 Oxnard Street, Ste. 500  
Woodland Hills, CA 91367  
rboyce@ebg-law.com  
Tel: (818) 827-9000  
Fax: (818) 827-9099

Date: 09/17/2015

## 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:  
**21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367.**

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 **September 17, 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:

- Reagan E Boyce rboyce@ebg-law.com, ecf@ebg-law.com
- Patrick K Bruso bruso005@umn.edu
- Richard Burstein rburstein@ebg-law.com, ecf@ebg-law.com
- Michael W Davis mdavis@ebg-law.com, ecf@ebg-law.com
- Joseph C Delmotte ecfacb@piteduncan.com
- Tony Forberg tonyforberg@mac.com, inbox@forberglaw.com
- Jeffrey J Hagen jeff@hagenhagenlaw.com
- M Jonathan Hayes jhayes@srhlawfirm.com, roksana@srhlawfirm.com;matthew@srhlawfirm.com;rosarioz@srhlawfirm.com;jfisher@srhlawfirm.com;maria@srhlawfirm.com;staci@srhlawfirm.com;jhayesecf@gmail.com;sevan@srhlawfirm.com;carolyn@srhlawfirm.com
- David Seror (TR) kpscion@ebg-law.com, C133@ecfcbis.com
- David Seror (TR) mtzeng@ebg-law.com, C133@ecfcbis.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **September 17, 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.

Honorable Martin Barash  
United States Bankruptcy Court  
21041 Burbank Blvd., Suite 342  
Woodland Hills, CA 91367

Clerk of the Court  
United States Bankruptcy Court  
21041 Burbank Blvd.  
Woodland Hills, CA 91367

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 \_\_\_\_\_, 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.

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.

September 17, 2015  
Date

CRYSTAL MACHADO  
Printed Name

/s/ Crystal Machado  
Signature