

<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: Debtor</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>13621 Sherman Way, LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:12-19853-AA CHAPTER: 11</p> <p style="text-align: center;">AMENDED NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 02/24/2015</p>	<p>Time: 1:30 am</p>
<p>Location: 21041 Burbank Boulevard, Courtroom 301, Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 02/10/2015

Description of property to be sold:
THE REAL PROPERTY LOCATED AT 13621-13623 Sherman Way, Van Nuys, CA 91405.

Terms and conditions of sale: The Sherman Way Property all be sold "as is" with no representations or warranties, free and clear of all liens and other interests. Neither the Debtor nor their Bankruptcy Estate will be paying for any repairs or remediation of the Property. 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.

Proposed sale price: \$ 2,326,000.00

Overbid procedure (if any): The overbids shall be in increments of \$10,000.

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

February 24, 2015 at 1:30 p.m. at 21041 Burbank Boulevard, Courtroom 301, Woodland Hills, CA 91367.

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: 01/28/2015

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:
20700 Ventura Boulevard, Suite 328, Woodland Hills, CA 91364

A true and correct copy of the foregoing document entitled (*specify*): Amended 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*) 01/28/2015, 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:

ray@averlaw.com snb300@aol.com bglaser@swesq.com, erhee@swesq.com ustpreion16.wp.edf@usdoj.gov
havkinlaw@earthlink.net; stella@havkinandshrago.com margaux.ross@usdoj.gov, margauxla@yahoo.com
michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com; michael.berger@ecf.inforuptcy.com
gcaris@mckennalong.com, comeara@mckennalong.com lhawes@mckennalong.com, comeara@mckennalong.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 01/28/2015, 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.

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*) 01/28/2015, 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.

Honorable Victoria Kaufman via Court dropbox

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.

01/28/2015

Stella Havkin

/s/ Stella Havkin

Date

Printed Name

Signature

Label Matrix for local noticing

0973-1

Case 1:12-bk-19853-AA

Central District Of California

San Fernando Valley

Fri Dec 12 15:23:11 PST 2014

Law Offices of Raymond H. Aver, APC

1950 Sawtelle Boulevard, Suite 328

Los Angeles, CA 90025-7091

13621 Sherman Way, LLC

5336 Winnetka Ave

Woodland Hills, CA 91364-3551

United States Trustee (SV)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

Gardena JM LLC

c/o P M Brent

Steinberg Nutter & Brent, Law Corp

23801 Calabasas Rd.

#2031

Calabasas, CA 91302-3316

San Fernando Valley Division

21041 Burbank Blvd,

Woodland Hills, CA 91367-6606

Azniv M Malkhayan

C/O Mher Asatryan, Esq.

14545 Victory Boulevard Suite 503B

Van Nuys, CA 91411-4143

DEPT WATER AND POWER

CITY OF LA ATTN BK

POB 51111

LA CA 90051-5700

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Franchise Tax Board

Bankruptcy Unit

PO Box 2952

Sacramento, CA 95812-2952

Hi Tech Credit, Inc.

18375 Ventura Blvd Suite 279

Tarzana, CA 91356-4218

(p) INTERNAL REVENUE SERVICE

CENTRALIZED INSOLVENCY OPERATIONS

PO BOX 7346

PHILADELPHIA PA 19101-7346

Los Angeles County Tax Collector

PO Box 54110

Los Angeles, CA 90054-0110

Los Angeles DWP

111 N. Hope Street

Los Angeles, CA 90012-2607

New Age Laundry, Inc

P.O. Box 4355

Sherman Oaks, CA 91403

Preferred Bank

17515 Colima Road

City Of Industry, CA 91748-1859

Preferred Bank

c/o Gary Caris, Esq.

McKenna Long & Aldridge

300 South Grand Ave, 14th Floor

Los Angeles, CA 90071-3124

S & B Premier Investments, LLC

3701 Royal Meadow Road

Sherman Oaks, CA 91403-4830

Travelers Insurance

P.O. Box 1515

Spokane, WA 99210-1515

Stella A Havkin

Havkin & Shrago

20700 Ventura Blvd

Ste 328

Woodland Hills, CA 91364-6282

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Internal Revenue Services

PO Box 21126

Philadelphia, PA 19114

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