

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  DIANE C. WEIL (State Bar No. 102922) DCWTrustee@dgd.com 1900 Avenue of the Stars, 11th Floor Los Angeles, California 90067 Telephone (310) 277-0077 Facsimile (310) 277-5735   Chapter 7 Trustee  <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:  DAVID SAGHIAN,       Debtor(s).	CASE NO.: 1:16-bk-13077-MT CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 12/19/2017	<b>Time:</b> 2:00 pm
<b>Location:</b> Danning, Gill, Diamond & Kollitz, LLP, 1900 Avenue of the Stars, 11th Floor, Los Angeles, California 90067	

**Type of Sale:**  Public  Private **Last date to file objections:** 12/08/2017

**Description of property to be sold:**  
 All of the Trustee's right, title and interest in residential real property located at 3715 Terrace View Drive, Encino, California 91436.

**Terms and conditions of sale:**  
 ALL CASH and "AS IS". The sale is subject to all liens, exemptions, defenses, interests, and secured claims, without warranty or recourse and subject to Bankruptcy Court approval. The Trustee seeks a minimum bid of \$1,400,000.

**Proposed sale price:** \$ 1,400,000.00

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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):** N/A

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

N/A

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

Diane C. Weil, Chapter 7 Trustee  
1900 Avenue of the Stars, 11th Floor  
Los Angeles, CA 90067  
Tel.: (310) 277-0077  
Fax: (310) 277-5735

Date: 11/22/2017

## 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, 11th Floor, Los Angeles, CA 90067-4402.

A true and correct copy of the foregoing document entitled (*specify*): 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 November 22, 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 November 22, 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.

Debtor  
David Saghian  
5254 Tampa Avenue  
Tarzana, CA 91356

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 November 22, 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.

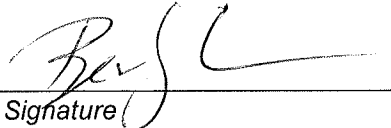
PERSONAL DELIVERY BY ALSSI BY NOVEMBER 27, 2017  
The Honorable Maureen Tighe  
U.S. Bankruptcy Court  
21041 Burbank Blvd., Bin on 1<sup>st</sup> Floor outside entry to Intake Section  
Woodland Hills, CA 91367

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.

November 22, 2017  
Date

Beverly Lew  
Printed Name

  
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)**

Marc Andrews on behalf of Creditor Wells Fargo Bank, National Association  
bankruptcycls@wellsfargo.com, andrewma@wellsfargo.com

Lynn Brown on behalf of Creditor American Express Bank FSB notices@becket-lee.com

Daniel K Fujimoto on behalf of Creditor U.S. Bank NA, successor trustee to Bank of America, NA,  
successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-  
Through Certificates, Series 2007-HY6  
wdk@wolffirm.com

Edmond Nassirzadeh on behalf of Debtor David Saghian  
ed@nasslawfirm.com, ecfbestcase@gmail.com;r53025@notify.bestcase.com

David A Tilem on behalf of Interested Party Courtesy NEF  
davidtilem@tilemlaw.com, DavidTilem@ecf.inforuptcy.com;malissamurguia@tilemlaw.com;  
joanfidelson@tilemlaw.com;JoanFidelson@ecf.inforuptcy.com;MalissaMurguia@ecf.inforuptcy.com;Sloan  
Youkstetter@tilemlaw.com

United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

Michael D Vanlochem on behalf of Creditor NISSAN-INFINITI LT. janguiano@vandc.net

Diane C Weil (TR)  
DCWTrustee@dgdk.com, dweil@dgdk.com,dweil@ecf.epiqsystems.com,danninggill@gmail.com