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FOR COURT USE ONLY

☐ Individual appearing without attorney  
☒ Attorney for: Nancy Zamora, Chapter 7 Trustee

## UNITED STATES BANKRUPTCY COURT

In re:

CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 09/10/2015

**Time:** 2:00 pm

**Location:** Courtroom 301, United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

☒ Public☐ Private

**Last date to file objections: 09/03/2015**

**Description of property to be sold:** Residential real property located at 19812 Ahwanee Lane, Northridge, California 91326, APN 2701-032-044

### Terms and conditions of sale:

The Sale is on an "as is, where is" basis without any representations and/or warranties, free and clear of all liens, claims, interests, and encumbrances, including free and clear of co-owner's one-half interest in the Property.

**Proposed sale price: \$ 760,000.00**

**Overbid procedure (if any):** Initial minimum overbid \$765,000, subsequent overbid increments \$5,000

Mahvash Goharizi, co-owner, already qualified for first initial overbid at \$765,000. Must present initial offer to Trustee no later than 2 business days prior to hearing on Motion, with deposit of \$22,800 and proof of financial eligibility.

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

September 10, 2015 at 2:00 p.m. in Courtroom 301 of the United States Bankruptcy Court, 21041 Burbank Blvd. Woodland Hills, CA 91367

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

Nancy Zamora, Chapter 7 Trustee, Zamora & Hoffmeier, U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071; Telephone: 213.488.9411; Email: zamora3@aol.com

David Seror and Jessica L. Bagdanov, Ezra Brutzkus Gubner LLP, 21650 Oxnard Street, Suite 500, Woodland Hills, CA 91367; Telephone: 818.827.9000; Facsimile: 818.827.9099  
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Date: 08/18/2015