

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com</p> <p><input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - **SELECT DIVISION**</p>	
<p>In re:</p> <p>ROBERT MIRZAKHANIAN</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:13-bk-13008-MT CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 08/28/2013</p>	<p>Time: 11:00 a.m.</p>
<p>Location: Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367</p>	

Type of Sale: Public Private **Last date to file objections:** 08/14/2013

Description of property to be sold: Single Family Residence located at 16401 Plummer Street, North Hills, California 91343

Terms and conditions of sale: as-is, where-is, free and clear of liens

Proposed sale price: \$ 400,000.00

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): n/a

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

August 28, 2013

11:00 a.m.

U.S. Bankruptcy Court, 21041 Burbank Blvd., Ctrm. 302, Woodland Hills, CA 91367

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

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411
Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 07/18/2013

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

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:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 9007

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) 07/18/2013, 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:

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

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com

Debtor's Counsel: Geoffrey G. Melkonian, geoffreymelkonian@yahoo.com, melkonian@pmlawfirm.net

Creditor's Counsel: Ed J. Gezel, Notice@bkservicing.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 07/18/2013, 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: Robert Mizrahanian, 19919 Vintage Street, Chatsworth, CA 91311

Tenant: Sam Najarian, 16401 Plummer Street, North Hills, CA 91343

U.S. Trustee: Kate Bunker, Esq., Office of the United States Trustee, 21051 Warner Center Lane, Suite 115, 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 (date) 07/18/2013, 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.

07/18/2013
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

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

Supplemental Service List for Notice

Trustee's CPA: Samuel R. Biggs, CPA, Biggs & Co., 3250 Ocean Park Boulevard, Suite 350,
Santa Monica, CA 90405

Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050
Calabasas, CA 91302

Escrow: Jenica Pivnik, Encore Escrow, 23901 Calabasas Road, #1033, Calabasas, CA 91302

Buyers: Liangbin Yang & Huanhuan Zheng, 8935 Rathburn Ave., Northridge, CA 91325

Buyers' Agent: Ivy Lang, ALTERA Real Estate Mel Wilson & Associates, 18860 Nordoff Street,
Northridge, CA 91324

Backup Buyers: Tuy & Van Pham, 9248 Langdon Ave., North Hills, CA 91343

Backup Buyers' Agent: My Pham, C-21 Albert Foulad, 17835 Ventura Blvd., Encino, CA 91316

Title Company: Tom Lurette, Progressive Title Company, 425 W. Broadway, Suite 300,
Glendale, CA 91204