Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Ellen M. Cheney, SBN 185954 HIGSON CHENEY MANSFIELD 1835 Knoll Drive, Ventura, California 93003 Telephone: (805) 642-6405 Facsimile: (805) 642-4848 echeney@hcmlawfirm.com ☐ *Individual appearing without attorney* ☒ *Attorney for:* Debtor and Debtor-in-Possession	

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION

In re:	CASE NO.: 1:13-bk-16464-AA CHAPTER: 11
SOHEILA JAVIDI MORADSHAHI Debtor(s).	**NOTICE OF SALE OF ESTATE PROPERTY**

Sale Date: 06/23/2014	**Time:** 10:00 am
Location: USBC, 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 06/20/2014

Description of property to be sold:
Real property located at and commonly known as 3896 San Nicolas Court, Newbury Park, California 91320, APN 235-0-090-485

Terms and conditions of sale: (1) All cash paid at close of escrow; (2) "as is, where is"; (3) undisputed mortgage liens paid through escrow; (4) disputed liens will attach to the net proceeds as they had with respect to the property; (5) escrow to close within 5 days after court's order approving sale; (6) contingent upon sale of Purchaser's property at 24361 Norrego Court, Laguna Niguel, CA 92677; (7) Debtor to pay certain enumerated costs; and (8) contingencies to be removed within 3 days of court order (except contingency on sale of Laguna Niguel Property).

Proposed sale price: $ 455,000.00

Overbid procedure (*if any*): Must be at least $10,000 more than $455,000 and subject to substantially the same terms and conditions of sale. Any party wishing to overbid shall depost a cashier's check in the amount of at least $13,500 made payable to Higson Cheney Mansfield, PC Client Trust Account by 12:00 p.m. on June 22, 2014, which shall be treated as a deposit against the purchase price. Other terms apply.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
10:00 a.m. on June 23, 2014 at 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*):
Ellen M. Cheney, Esq.
Higson Cheney Mansfield, PC
1835 Knoll Drive
Ventura, CA 93003
Telephone: (805) 642-6405
Facsimile: (805) 642-4648
echeney@hcmlawfirm.com

Date: 06/13/2014