

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>RAYMOND H. AVER - SBN 109577 LAW OFFICES OF RAYMOND H. AVER A Professional Corporation 1950 Sawtelle Boulevard, Suite 120 Los Angeles, California 90025 Telephone: (310) 571-3511 e-mail: ray@averlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: SETRAK KINIAN</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</b></p>	
<p>In re:</p> <p>SETRAK KINIAN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:13-bk-17307-MB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 07/28/2015</p>	<p><b>Time:</b> 1:30 pm</p>
<p><b>Location:</b> Courtroom 303, 21041 Burbank Boulevard, Woodland Hills, California 91367</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 07/14/2015

**Description of property to be sold:**  
Commercial real property located at 5300 Sunset Boulevard, Los Angeles, California 90027 ("Sunset Boulevard Property").

**Terms and conditions of sale:**  
The Sunset Boulevard Property is being sold for the purchase price of \$2.2 million on an "as is" basis, without any warranties or representations, and free and clear of any interest in such property.

**Proposed sale price:** \$ 2,200,000.00

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*): Not Applicable

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

Date: July 28, 2015

Time: 1:30 p.m.

Location: Courtroom 303

United States Bankruptcy Court

21041 Burbank Boulevard

Woodland Hills, California 91367

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

Raymond H. Aver, Esquire

Law Offices of Raymond H. Aver

A Professional Corporation

1950 Sawtelle Boulevard, Suite 120

Los Angeles, California 90025

Telephone: (310) 571-3511

e-mail: ray@averlaw.com

Date: 06/23/2015

## 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:  
1950 Sawtelle Boulevard, Suite 120, Los Angeles, California 90025.

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)* 06/23/2015, 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:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 06/23/2015, 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)* 06/23/2015, 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.

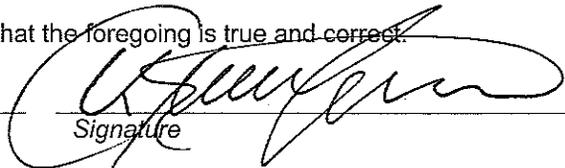
Honorable Martin R. Barash  
Bin on first floor outside entry to Clerk's Office

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.

06/23/2015  
Date

Ani Minasyan  
Printed Name

  
Signature

**SERVICE LIST**

**VIA NEF**

- Raymond H Aver ray@averlaw.com
- Mark D Estle mark.estle@buckleymadole.com
- Barry S Glaser bglaser@swesq.com, erhee@swesq.com
- Sheryl K Ith sith@cookseylaw.com
- Raffi Khatchadourian raffi@hemar-rousso.com
- David W. Meadows david@davidwmeadowslaw.com
- S Margaux Ross margaux.ross@usdoj.gov, margauxla@yahoo.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- John H Wunsch sandra.g.mcmasters@wellsfargo.com

**VIA U.S. MAIL**

Bank of America  
P.O. Box 982235  
El Paso, TX 79998

Bank of America  
P.O. Box 982238  
El Paso, TX 79998

CBA Collection Bureau  
25954 Eden Landing Road  
Hayward, CA 94545

Chase Bank  
P.O. Box 15298  
Wilmington, DE 19850

City of Los Angeles  
Office of Finance  
Attn: Wendy Loo  
200 North Main Street, Suite 920  
Los Angeles, CA 90012

Employment Development Department  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

Franchise Tax Board  
Bankruptcy Section MS A 340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Los Angeles County Tax Collector  
P.O. Box 54110  
Los Angeles, California 90051

1 Los Angeles City Clerk  
P.O. Box 53200  
2 Los Angeles, CA 90053

3 NBS Default Service, LLC  
301 East Ocean Boulevard, Suite 1720  
4 Long Beach, CA 90802

5 NBSC Group Holding  
9441 LBJ Freeway, Unit250  
6 Dallas, TX 75243

7 Securities & Exchange Commission  
444 South Flower Street, Suite 900  
8 Los Angeles, CA 90071

9 Setrak Kinian  
3808 Gleneagles Drive  
10 Tarzana, CA 91356

11 U.S. Bank National Association  
c/o Buckley Madole, P.C.  
12 12526 High Bluff Drive, Unit 238  
San Diego, California 92130-2066

13 Wells Fargo Bank  
14 P.O. Box 39000  
San Francisco, CA 94139

15 Wells Fargo Bank  
16 P.O. Box 7666  
Boise, ID 83707

17 Wells Fargo Bank  
18 c/o Hemar Rousso & Heald, LLP  
15910 Ventura Boulevard, 12<sup>th</sup> Floor  
19 Encino, CA 91436

20 Wells Fargo Bank  
P.O. Box 30427  
21 Los Angeles, CA 90030-0427

22 Wells Fargo Bank N.A.  
1 Home Campus  
23 MAC X2303-01A  
Des Moines, IA 50328-0001

24 Wells Fargo & Company  
25 21680 Gateway Center Drive, Suite 280  
Diamond Bar, CA 91765

26 Wells Fargo Bank, N.A.  
27 Attn: Bankruptcy Department  
MAC #D3347-014  
28 3476 Stateview Boulevard  
Fort Mill, SC 29715

1 Wells Fargo Bank, N.A.  
2 P.O. Box 6165  
3 El Monte, CA 91734  
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WT Capital Lender Services  
7522 North Colonial Avenue, Unit 101  
Fresno, CA 93711