

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael Jay Berger (SBN 100291) Sofya Davtyan (SBN 259544) Law Offices of Michael Jay Berger 9454 Wilshire Blvd., 6th Fl. Beverly Hills, CA 90212 Tel.: (310) 271-6223 Fax: (310) 271-9805 michael.berger@bankruptcypower.com sofya.davtyan@bankruptcypower.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alex A. Khadavi	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: Alex A. Khadavi, Debtor(s).	CASE NO.: 2:21-bk-14449-BB CHAPTER: 11 <div style="text-align: center; padding: 20px 0;"> NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: 10/14/2021	Time: 10:00 am
Location: Courtroom 1539 via Zoom: https://cacb.zoomgov.com/j/16161090855 ; ID:161 6109 0855; Passcode:148508	

Type of Sale: Public Private **Last date to file objections:** 09/30/2021

Description of property to be sold:
 777 Sarbonne Road, Los Angeles, CA 90077 (the "Sargonne Property")
 APN: 4370-003-014

Terms and conditions of sale:
 Subject to Court's approval and sold as is.

Proposed sale price: \$ 85,000,000.00

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): The overbid must be all cash and must be at least \$86,000,000.00 (\$1,000,000.00 greater than the current offer), with no contingencies to closing whatsoever. Overbid increments will be \$500,000.00 or such amount as may be set by the Court after the initial overbid.

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

Date: October 14, 2021 at 10:00 a.m. in courtroom 1539 of the United States Bankruptcy Court located at 255 E. Temple St., Los Angeles, CA 90012. The hearing will be held remotely via ZoomGov:

<https://cacb.zoomgov.com/j/16161090855>;

ZoomGov Meeting Number: 161 6109 0855

Password: 148508

Telephone conference lines: 1 (669) 254-5252 or 1 (646) 828-7666.

(when prompted, enter meeting number and password shown above)

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

Michael Jay Berger (SBN 100291)

Sofya Davtyan (SBN 259544)

Law Offices of Michael Jay Berger

9454 Wilshire Blvd., 6th Fl.

Beverly Hills, CA 90212

Tel.: (310) 271-6223

Fax: (310) 271-9805

Michael.Berger@bankruptcypower.com

Sofya.Davtyan@bankruptcypower.com

Date: 09/23/2021

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:

9454 Wilshire Blvd., 6th Fl., Beverly Hills, CA 90212

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)* 09/23/2021, 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)* 09/23/2021, 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)* 09/23/2021, 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 Sheri Bluebond
United States Bankruptcy Court
255 E. Temple Street, Suite 1534
Los Angeles, CA 90012

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.

09/23/2021
Date

Peter Garza
Printed Name

/s/Peter Garza
Signature

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

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Debtor's Counsel: Michael Jay Berger michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com
Counsel for Axos Bank: Richard W Brunette rbrunette@sheppardmullin.com, vlamonica@sheppardmullin.com
U.S. Trustee: Eryk R Escobar eryk.r.escobar@usdoj.gov
Counsel for Bank of America: William B Freeman bill.freeman@kattenlaw.com,
nicole.jones@kattenlaw.com,ecf.lax.docket@kattenlaw.com
Interested Party: Todd S Garan ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com
Counsel for Stalgi, Inc.: Thomas M Geher tmg@jmbm.com, bt@jmbm.com;fc3@jmbm.com;tmg@ecf.inforuptcy.com
Counsel for Pacific Construction: Asa S Hami ahami@sulmeyerlaw.com, pdillamar@sulmeyerlaw.com;
pdillamar@ecf.inforuptcy.com; cblair@sulmeyerlaw.com;ahami@ecf.inforuptcy.com; Mark S Horoupian
mhoroupian@sulmeyerlaw.com, mhoroupian@ecf.inforuptcy.com;ccaldwell@sulmeyerlaw.com
BMW: Arvind Nath Rawal arawal@americaninfosource.com
Interested Parties: Matthew D. Resnik matt@rhmfir.com, roksana@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com;
max@rhmfir.com; priscilla@rhmfir.com;pardis@rhmfir.com; russ@rhmfir.com;
rebeca@rhmfir.com;david@rhmfir.com;sloan@rhmfir.com; Ronald N Richards ron@ronaldrichards.com,
morani@ronaldrichards.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
Counsel for Bank of America: Robert P Zahradka caecf@tblaw.com
Counsel for Rad Design Group: Susan I Montgomery susan@simontgomerylaw.com, assistant@simontgomerylaw.com;
simontgomerylawecf.com@gmail.com;montgomerysr71631@notify.bestcase.com
Interested Party Louis M Benowitz louis@smithbenowitz.com, louis@benowitzlaw.com
Interested Party: Sunjay Bhatia sunjay@bhatiafirm.com

2. SERVED BY UNITED STATES MAIL:

SECURED CREDITOR:

Axos Bank
4350 La Jolla Village Dr.
San Diego, CA 92121

Axos Bank
c/o Sheppard, Mullin, Richter & Hampton LLP
Attn: Richard W. Brunette
333 S. Hope St., 43rd Fl.
Los Angeles, CA 90071 (Address from POC)

Bank of America
4909 Savarese Circle
Tampa, FL 33634

Bank Of America
Po Box 982238
El Paso, TX 79998 (Address from POC)

Bank of America
4909 Savarese Circle
Tampa, FL 33634

BMW Financial Services
4515 N. Santa Fe Ave., Dept. APS
Oklahoma City, OK 73118 (Address from POC)

BMW Financial Services
P O Box 3608
Dublin, OH 43016

BMW Financial
c/o AIS Portfolio Services
4515 N. Santa Fe Ave., Dept. APS
Oklahoma, OK 73118 (Address from POC)

Finance California
900 Avenue of the Stars #500
Los Angeles, CA 90067

Finance California
c/o Steve Huskey
1875 Century Park East Ste. 800
Los Angeles, CA 90067

IVY Properties
2235 Westwood Blvd.,
Los Angeles, CA 90068

Los Angeles County Tax Collector
P O Box 54110
Los Angeles, CA 90054-0110 (Address from POC)

Mercedes Benz Financial
P O Box 961
Roanoke, TX 76262

Pacific Construction Enterprise
3719 Robertson Blvd.,
Los Angeles, CA 90077

Scorpio Investments, LLC
1155 N. La Cienega BLvd., Ste. 405
West Hollywood, CA 90069
Stagli
777 Arthur Godfrey Rd., Ste. 404
Miami Beach, FL 33140

Stagli, Inc.
c/o Jeffer Mangels Bulter & Mitchell LLP
Attn: Thomas M. Geher
1900 Avenue of the Stars, 7th Fl.,
Los Angeles, CA 90067 (Address from POC)

Signature Financial & Leasing
225 Broadway Rd., Ste. 123W
Melville, NY 17747

20 LARGEST UNSECURED CREDITORS:

AFni
c/o AT&T
1310 Martin Luther King Dr.
PO Box 3517
Bloomington, IL 61702

Allan Khadavi
16260 Ventura Blvd.
Encino, CA 91436

Amex
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355 (Address from POC)

Bkofintrt
4350 La Jolla Village Dr.
San Diego, CA 92121

DWP
POB 30808
Los Angeles, CA 90030

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812-2952 (Address from POC)

Franchise Tax Board, Chief Counsel
c/o General Counsel Section
P O Box 1720, MS: A-260
Rancho Cordova, CA 95741-1720

Coro Community Management HOA
8600 Wilshire Blvd.,
Beverly Hills, CA 90211

Internal Revenue Service
P O Box 7346
Philadelphia, PA 19101-7346 (Address from POC)

John Ebra
18875 Century Park East, #1770
Los Angeles, CA 90067

Platinum
700 Nimes Rd.,
Los Angeles, CA 90077

Wells Fargo Bank
PO BOX 10438
Des Moines, IA 50306-0438

JP Morgan Chase Bank
c/o National Bankruptcy Services, LLC
PO Box 9013
Addisson, TX 75001 (Address from POC)

Wells Fargo Bank
PO Box 29482 MAC S4101-08C
Phoenix, AZ 85038 (Address from POC)

DWPLA
Attn: Bankruptcy Dept.
PO Box 51111
Los Angeles, CA 90051 (Address from POC)

Interested Parties:

Bank of America
PO Box 31785
Tampa, FL 33631 (Address from POC)

Platinum Triangle Group
Rodeo Realty Fine Estates
c/o George Kahwaji (Buyer's Agent)
202 North Canon Drive
Beverly Hills, CA 90210

Keller Williams
c/o Brianna Bebd (Buyer's Agent)
439 N. Cannon Dr.
Beverly Hills, CA 90210

The Agency
c/o Mauricio Umansky (Seller's Agent)
331 Foothill Road
Beverly Hills, CA 90210

Compass
c/o Aaron Kirman (Seller's Agent)
9378 Wilshire Blvd, Ste. 200
Beverly Hills, CA 90212

Commerce Escrow
c/o Dwanye Butler and Andre Francis (Escrow Officers)
1055 Wilshire Blvd., Ste. 1000
Los Angeles, CA 90017