

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address NANCY HOFFMEIER ZAMORA (State Bar No. 137326) ANTHONY N.R. ZAMORA (State Bar No. 146619) ZAMORA & HOFFMEIER, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, California 90071 TEL: (213) 488-9411 FAX: (213) 488-9418 e-mail: zamora3@aol.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sam S. Leslie, Chapter 7 Trustee	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: SILVA CHAMANIAN, Debtor(s).	CASE NO.: 2:23-bk-10779-BB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 04/02/2026	Time: 10:00 am
Location: Ctrm. 1539, U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 03/19/2026

Description of property to be sold:
 Estate's interest in residential real property commonly known as 3815 Fairmeade Road, Pasadena, California 91107-2229, identified by Los Angeles County Assessor's Parcel Number 5757-014-016 (the "Real Property"), subject to existing liens and interests and current occupant to remain at closing

Terms and conditions of sale:
 Purchase Price of \$30,000.00 for Estate's interest in the Real Property, subject to existing liens and interests, "as-is", "where-is", subject to occupancy by Debtor Silva Chamanian, any other terms set forth in agreement attached as Exhibit A to the sale motion

Proposed sale price: \$ 30,000.00

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:

Real Property is NOT being sold free and clear of liens or other interests

Hearing: April 2, 2026 at 10:00 a.m. in courtroom 1539 of U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012 or by ZoomGov per Judge Bluebond's instructions posted at website cacb.uscourts.gov

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

NANCY HOFFMEIER ZAMORA (State Bar No. 137326)

ZAMORA & HOFFMEIER, A Professional Corporation

U.S. Bank Tower

633 West 5th Street, Suite 2600

Los Angeles, California 90071

TEL: (213) 488-9411 FAX: (213) 488-9418

e-mail: zamora3@aol.com

Counsel for Sam S. Leslie, Chapter 7 Trustee

Date: 03/12/2026

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 90071

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 March 12, 2026, 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:

U.S. Trustee: United States Trustee, ustpreion16.la.ecf@usdoj.gov, Ron Maroko, ron.maroko@usdoj.gov, Kenneth Miskin, Kenneth.M.Miskin@usdoj.gov, Eryk R. Escobar, eryk.r.escobar@usdoj.gov; Trustee: Sam S. Leslie, sleslie@trusteeleslie.com, trustee@trusteeleslie.com, C195@ecfcbis.com; Counsel for Debtor: David L. Neale, dln@lnbyg.com, Juliet Y. Oh, jyo@lnbyg.com, jyo@lnbyb.com; Counsel for Creditors: Greg P. Campbell, ch11ecf@aldridgepите.com, gc@ecf.inforuptcy.com, gcampbell@aldridgepите.com; Steve Burnell, Steve.Burnell@gmlaw.com, sburnell@ecf.courtdrive.com, sburnell@ecf.inforuptcy.com, cheryl.caldwell@gmlaw.com, denise.walker@gmlaw.com; Michael S. Greger, mgreger@allenmatkins.com, kpreston@allenmatkins.com; Sheryl K. Ith, sith@cookseylaw.com; Mitchell B. Ludwig, mbl@kpclegal.com, kad@kpclegal.com; Victor A Sahn, victor.sahn@gmlaw.com, vsahn@ecf.courtdrive.com, pdillamar@ecf.courtdrive.com, patricia.dillamar@gmlaw.com, Karen.Files@gmlaw.com; Marcus G. Tiggs, mtiggs@lawbwl.com, bribwl@gmail.com, 18631@notices.nextchapterbk.com; Reilly D. Wilkinson, rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com; Liz Riddle, liz.riddle@cdtfa.ca.gov; Counsel for Gonzalez Defendants: Robert P. Goe, kmurphy@goeforlaw.com, rgoe@goeforlaw.com, goeforecf@gmail.com, Goe.RobertP.R@notify.bestcase.com, ajohnston@goeforlaw.com, Reem J. Bello, rbello@goeforlaw.com, kmurphy@goeforlaw.com; Counsel for Defendants in Other Adversaries: Adam M. Greely, agreely@fbk.law, dstolar@vrslaw.net; Michael G. Spector mgspector@aol.com, mgslawoffice@aol.com; Former Subchapter V Trustee: Susan K. Sefflin, ssefflin@bg.law; Counsel for Former Subchapter V Trustee: Steven T. Gubner, sgubner@bg.law, ecf@bg.law

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On March 12, 2026, 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: Silva Chamanian, 3815 Fairmeade Road Pasadena, CA 91107
Buyer: Caroline Singer, 1450 Washburne Road, Pasadena, CA 9110
U.S. Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017
Escrow: Antonia Delgado, A&A Escrow Services, Inc., 15250 Ventura Blvd., Suite 715, Sherman Oaks, CA 91403
Title: Mindy Beckham, Stewart Title of California, Inc., 2801 Townsgate Rd, #111, Westlake Village, CA 91361
Judge: The Honorable Sheri Bluebond, U.S. Bankruptcy Court, Los Angeles Division, 255 E. Temple Street, Suite 1534, Los Angeles, CA 90012

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 March 12, 2026, 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

March 12, 2026	Cynthia Casas	/s/ Cynthia Casas
_____	_____	_____
Date	Printed Name	Signature