



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Sanaz Sarah Bereliani, SBN 256465 BERELIANI LAW FIRM, PC 12100 Wilshire Blvd, 8th Floor Los Angeles, CA 90025 Tele: 310-882-5482 Fax: 888-876-0896 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley Avery, Ch 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION 	
In re: JANET FARZAN Debtor(s).	CASE NO.: 2:25-bk-11672-VZ CHAPTER: 7  NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/06/2025	Time: 11:00 am
Location: 255 E Temple Street, Suite 1368, Los Angeles, CA 90025	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** April 22, 2025

Description of property to be sold:

1260 Rosscomare Road
Los Angeles, CA 90077

Terms and conditions of sale:

Free and Clear of Liens/Encumbrances; Sold AS IS - WHERE IS; Subject to Overbid

Proposed sale price: \$ 3,600,000.00

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): Submit to Trustee, prior to the commencement of the hearing, a cashier's check in the amount of at least One Hundred Twelve Thousand Dollars (\$112,000.00) (the "Earnest Money Deposit") made payable to "Wilshire Escrow Company." Bid on identical or better terms than the Buyer, with no contingencies.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
May 6, 2025 at 11:00 AM

Courtroom of the Honorable Vincent P. Zurzolo
United States Bankruptcy Court
255 E Temple Street, Ctrm 1368
Los Angeles, CA 90012

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

Sanaz Sarah Bereliani, Esq
Bereliani Law Firm, PC
12100 Wilshire Blvd, 8th Floor
Los Angeles, CA 90025

Tele: 310-882-6258

Email: sanaz@berelianilaw.com

Date: 04/10/2025

In re: Janet Farzan Debtor(s).	CHAPTER: 7 CASE NUMBER: 2:25-bk-11672-VZ
---	---

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:
12100 Wilshire Blvd., 8th Floor
Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): 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 04/10/25, 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:

- Wesley H Avery (TR) wes@averytrustee.com, C117@ecfbis.com;lucy@averytrustee.com;lupe@averytrustee.com
- Charles Shamash cs@locs.com, generalbox@locs.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- * Edward A. Treder cdcaecf@bdfgroup.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On 04/10/25, 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.

Honorable Vincent P. Zurzolo US Bankruptcy Court 255 E Temple Street, Ste 1360 Los Angeles, CA 90012	Janet Farzan 1260 Roscomare Rd Los Angeles, CA 90077
---	--

☒ 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 _____, 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 of America that the foregoing is true and correct.

April 10, 2025
Date

Andrea Gomez
Printed Name

/s/ Andrea Gomez
Signature

Label Matrix for local noticing

0973-2

Case 2:25-bk-11672-VZ

Central District of California

Los Angeles

Thu Apr 10 12:56:39 PDT 2025

Bruce McMahon

30071 Andromeda Lane

Malibu, CA 90265-3701

(u) BARRETT, DAFFIN FRAPPIER TURNER & ENGEL, LL

4004 BELT LINE ROAD SUITE 100

ADDISON TX 75001-4320

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

CHERRY TECHNOLOGIES IN

2 EMBARCADERO CTR FL 8

SAN FRANCISCO, CA 94111-3833

CITICARDS CBNA

PO BOX 6241

SIOUX FALLS, SD 57117-6241

Chelsea Norris

100 Wilshire Blvd Suite 700

Santa Monica, CA 90401-3602

Citibank N.A.

Citibank, N.A.

5800 S Corporate Pl

Sioux Falls, SD 57108-5027

Julian Torkan

1401 Westwood Blvd # 320

Los Angeles, CA 90024-4964

Julian Tourkian

3100 West Rey Road # 209

Chandler, AZ 85226

Kimberly A. Rudy Family Trust

30071 Andromeda Lane

Malibu, CA 90265-3701

Kimberly R McMahon

30071 Andromeda Lane

Malibu, CA 90265-3701

Mahmood Passebani

7722 Reseda Blvd

Suite 133

Reseda, CA 91335-7493

Mahmoud Passebani

7722 Reseda Blvd # 133

Reseda, CA 91335-7493

Michael Carter

9454 Wilshire Blvd. 1st Floor

Beverly Hills, CA 90212-2931

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

WFBN HL

PO BOX 10335

DES MOINES, IA 50306-0335

Janet Farzan

1260 Roscomare Rd

Los Angeles, CA 90077-2203

Wesley H Avery (TR)

758 E. Colorado Blvd., Suite 210

Pasadena, CA 91101-5407

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

WELLS FARGO BANK, N.A.

BDFTW, LLP

3990 E CONCOURS STREET

SUITE 350

ONTARIO, CA 91764

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.