

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>STEVEN J. SCHWARTZ (State Bar No. 200586)                  sschwartz@dgd.com                  DANNING, GILL, DIAMOND &amp; KOLLITZ, LLP                  1900 Avenue of the Stars, 11th Floor                  Los Angeles, CA 90067-4402                  Telephone: (310) 277-0077                  Facsimile: (310) 277-5735</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: Richard K. Diamond, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

<p>In re: BAHMAN NAVABIAN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:13-bk-20405-TD CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> November 24, 2014 (overbid sale) December 10, 2014 (hearing on sale motion)</p>	<p><b>Time:</b> 11:00 a.m. (overbid sale) 10:00 a.m. (hearing on sale motion)</p>
<p><b>Location:</b> Law Offices of SulmeyerKupetz, 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, CA 90071 (overbid sale)</p> <p>Courtroom "1345" of the United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012 (hearing on sale motion)</p>	

**Type of Sale:**  Public     Private    **Last date to file objections:** November 26, 2014

**Description of property to be sold:** all of the rights, title and interests of the estate of Bahman Navabian ("Bahman Estate") in Royal Antique Center, Inc. ("Royal"), other than any of the Bahman Estate's rights arising from, or relating or attendant to, its membership interests in Royal that existed before October 1, 2014, including, but not limited to, any rights, title and interests that the Bahman Estate holds in any and all monies that became due and payable to the Bahman Estate before October 1, 2014 on account of its membership interest in Royal (hereinafter the "Member Interest").

**Terms and conditions of sale:** "as is" condition or basis, without any representations or warranties whatsoever, including without limitation representations or warranties as to title and ownership, and free and clear of liens, encumbrances and interests, with any such liens, encumbrances, and interests to attach to the sale proceeds.

**Proposed sale price:** The Trustee proposes to sell the Bahman Estate's Member Interest to Osher & Osher, Inc. ("Buyer") for \$50,000 (or whatever higher amount in the event of a successful overbid by the Buyer), which Member Interest will be sold together with the rights, title and interests in equal member interests of the estate of Bijan Navabian and Bahram Navabian in Royal for the total purchase price of \$150,000 cash (or whatever higher amount in the event of a successful overbid by the Buyer), or to any person who appears at the overbid sale and submits a higher acceptable bid.

**Overbid procedure (if any):** The overbid procedures are as follows:

1. any party desiring to overbid must: (a) appear and submit the overbid at an overbid sale in this case to be held concurrently with the overbid sales in the cases of Bijan and Bahram on November 24, 2014 at 11:00 a.m. at the law offices of SulmeyerKupetz, 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California; (b) by no later than 5:00 p.m. on November 21, 2014, deliver a cash deposit of at least \$10,000 in the form of a cashier's check, payable to "Jason M. Rund, Chapter 7 Trustee," to Robert A. Hessling, 3853 Meadow Park Lane, Torrance, California 90505; and (c) provide proof that the party has the financial ability to pay the total purchase price in the overbid amount;
2. the initial overbid must be \$160,000;
3. all subsequent overbids must be in increments of \$2,000; and
4. the terms of the sales to any successful overbidder will be the same as those in the Purchase and Sale Agreement, except that the name of the purchaser will be the successful overbidder and the total purchase price is the overbid amount.

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

December 10, 2014 at 10:00 a.m. in Courtroom "1345" of the United States Bankruptcy Court, 255 E. Temple Street, Los Angeles, California

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

Steven J. Schwartz, Esq.  
Danning, Gill, Diamond & Kollitz, LLP  
1900 Avenue of the Stars, 11th Floor  
Los Angeles, CA 90067  
Telephone: (310) 277-0077  
Facsimile: (310) 277-5735  
email: sschwartz@dgd.com

Date: November 11, 2014

## 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:

1900 Avenue of the Stars, 11th Floor  
Los Angeles, CA 90067

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)* November 11, 2014, 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)* November 11, 2014, 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)* November 11, 2014, 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.

Served by Personal Delivery to be delivered by 11/12/2014

Hon. Thomas B. Donovan  
U.S. Bankruptcy Court  
255 E. Temple Street, Bin outside of Suite 1352  
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.

November 11, 2014                      Cheryl Caldwell  
Date                                      Printed Name

/s/ Cheryl Caldwell  
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

On behalf of Debtor Bahman Navabian and Counsel for Bijan Navabian, Bahram Navabian and Rashel Lameh

Navabian: Baruch C Cohen bcc4929@gmail.com, pjstarr@starrparalegals.com

Chapter 7 Trustee: Richard K Diamond (TR) jlv@dgdk.com, rdiamond@ecf.epiqsystems.com;

DanningGill@Gmail.com

On behalf of Howard Ehrenberg, Chapter 7 Trustee for Estate of Bahram Navabian: Asa S Hami

ahami@sulmeyerlaw.com, agonzalez@sulmeyerlaw.com; agonzalez@ecf.inforuptcy.com; ahami@ecf.inforuptcy.com

On behalf of Chase Bank, N.A., the authorized loan servicing agent for the holder of the note, U.S. Bank National

Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Merrill Lynch

Mortgage Investors Inc. Mortgage Pass-Through Certificates, Series MLMI 2005-A5: Gina J Kim

gjkim@piteduncan.com, efcacb@piteduncan.com

On behalf of Debtor Bahman Navabian: Edmond Nassirzadeh ed@nasslawfirm.com, ecfbestcase@gmail.com

On behalf of Interested Party Courtesy NEF: Steven J Schwartz sschwartz@dgdk.com, DanningGill@gmail.com,

sschwartz@ecf.inforuptcy.com

United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

**2. SERVED BY U.S. MAIL**

Debtor

Bahman Navabian  
268 South Almont Drive  
Beverly Hills, CA 90211-2507

Bahram Navabian  
345 South Reeves Drive  
Beverly Hills, CA 90212

Interested Parties

Counsel for Buyer

Charles Shamash  
Caceres & Shamash, LLP  
8200 Wilshire Blvd #400  
Beverly Hills, CA 90211

Chapter 7 Trustee of the Estate of Bijan Navabian

Jason M. Rund  
Sheridan & Rund  
840 Apollo Street, Suite 351  
El Segundo, CA 90245

Ray H. Firooz  
11955 Foxboro Drive  
Los Angeles, CA 90049

Counsel for Jason Rund, Chapter 7 Trustee for Bijan Navabian

Robert A. Hessling  
3853 Meadow Park Ln  
Torrance, CA 90505

Djamshid Lameh  
Naser Lameh  
150 North Clark Drive  
Beverly Hills, CA 90211

Chapter 7 Trustee for the Estate of Bahram Navabian

Howard M. Ehrenberg  
333 South Hope Street, 35th Floor  
Los Angeles, CA 90017

Shagh Khoubian  
Hayat Khoubian  
149 North Le Doux Road  
Beverly Hills, CA 90211

David Yaghobi  
1070 South Corning Street, Apt. #1  
Los Angeles, CA 90035

Norman Family Limited Partnership  
1436 South Main Street, Suite 200  
Los Angeles, CA 90015

On behalf of Creditor David Yaghobi

Mr. Robin Mashal  
Century City Law Group, APC  
1875 Century Park East  
Sixth Floor  
Los Angeles, CA 90067-2507

Isaac Norman  
Manager  
Royal Antique Center, LLC  
1436 South Main Street, Suite 200  
Los Angeles, California 90015

Bijan Navabian  
263 North Rexford Drive  
Beverly Hills, CA 90210