

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Aram Ordubegian (SBN 185142) M. Douglas Flahaut (SBN 245558) Sevan Gorginian (SBN 298986) <b>ARENT FOX LLP</b> 555 West Fifth Street, 48th Floor Los Angeles, CA 90013-1065 Telephone: 213.629.7400 Facsimile: 213.629.7401 Email: aram.ordubegian@arentfox.com douglas.flahaut@arentfox.com sevan.gorginian@arentfox.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>			
<p>In re:</p> <p>PAMELA RAE,</p> <p>Debtor.</p>		<p>CASE NO.: 2:15-bk-16841-BB</p> <p>CHAPTER: 7</p> <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> April 26, 2017	<b>Time:</b> 10:00 a.m.
<b>Location:</b> Courtroom 1539, U.S. Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** April 21, 2017

**Description of property to be sold:** The real property located at 220 Carroll Canal, Venice, California 90291 including all real and personal property and air rights associated with such property (the "Property").

**Terms and conditions of sale:** The Trustee seeks to sell the Property described above free and clear of all liens, claims, encumbrances, security interests, charges, options, and other interests thereon and there against in accordance with 11 U.S.C. §§ 363 and 365.

**Proposed sale price:** \$3,195,000, subject to overbid.

**Overbid procedure (if any):** See the Court-approved Bidding Procedures.

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

Property is to be sold free and clear of liens or other interests. Qualified bidders may bid at the auction sale on:

Date: April 26, 2017  
Time: 10:00 a.m.  
Location: Courtroom 1539  
255 East Temple Street  
Los Angeles, CA 90012

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

M. Douglas Flahaut, Esq.  
Arent Fox LLP  
555 West Fifth Street, 48th Floor  
Los Angeles, CA 90013-1065  
Telephone: 213-443-7559  
Fax: 213-629-7401  
Email: douglas.flahaut@arentfox.com

Date: April 5, 2017

## 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:

Arent Fox LLP, Gas Company Tower, 555 West Fifth Street, 48th Floor, Los Angeles, CA 90013.

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 (date) **04/05/2017** 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) **04/05/2017**, 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.

**JUDGE**

Honorable Sheri Bluebond  
United States Bankruptcy Court  
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 (date) \_\_\_\_\_, 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 that the foregoing is true and correct.

04/05/2017  
Date

AYLIN SOOKASSIANS  
Printed Name

/s/ Aylin Sookassians  
Signature

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

June 2012

**F 9013-3.1.PROOF.SERVICE**

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

Dane W Exnowski on behalf of Creditor Bank of America, N.A.  
dane.exnowski@buckleymadole.com, cabk@BuckleyMadole.com

M Douglas Flahaut on behalf of Interested Party Courtesy NEF  
flahaut.douglas@arentfox.com

M Douglas Flahaut on behalf of Trustee John J Menchaca  
flahaut.douglas@arentfox.com

Sevan Gorginian on behalf of Interested Party Courtesy NEF  
sevan.gorginian@arentfox.com

Sevan Gorginian on behalf of Trustee John J Menchaca  
sevan.gorginian@arentfox.com

John J Menchaca (TR)  
jmenchaca@menchacacpa.com, ca87@ecfcbis.com;igaeta@menchacacpa.com

David L. Neale on behalf of Interested Party Michael and Evelyn Heyward  
dln@lnbyb.com

Queenie K Ng on behalf of U.S. Trustee United States Trustee (LA)  
queenie.k.ng@usdoj.gov

Elaine Nguyen on behalf of Creditor Weintraub & Selth APC  
elaine@wsrlaw.net, melissa@wsrlaw.net;vinnet@ecf.inforuptcy.com;elayna@wsrlaw.net

Aram Ordubegian on behalf of Interested Party Courtesy NEF  
ordubegian.aram@arentfox.com

Aram Ordubegian on behalf of Trustee John J Menchaca  
ordubegian.aram@arentfox.com

James R Selth on behalf of Creditor Weintraub & Selth APC  
jim@wsrlaw.net, jselth@yahoo.com;melissa@wsrlaw.net;vinnet@ecf.inforuptcy.com

David Samuel Shevitz on behalf of Interested Party Courtesy NEF  
david@shevitzlawfirm.com, shevitzlawfirm@ecf.courtdrive.com

United States Trustee (LA)  
ustpreion16.la.ecf@usdoj.gov

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

**DEBTOR**

Pamela Rae  
3685 Motor Ave., Ste 220  
Los Angeles, CA 90034

**ATTORNEY FOR DEBTOR**

Michael Avanesian  
JT Legal Group, APC  
801 N. Brand Blvd., Suite #1130  
Glendale, CA 91203

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**MATRIX**

Alexander J. Gershen  
Reed Smith, LLP  
101 Second St., Suite 1800  
San Francisco, CA 94105-3659

City Of Los Angeles  
Office Of Finance  
200 N. Spring St., Room 201 - City  
Los Angeles, CA 90012-3238

Alliance One Receivables Management  
4850 Street Rd, Suite 300  
Trevose, PA 19053-6643

CMRE Financial Services, Inc.  
3075 E. Imperial Highway, Suite 200  
Brea, CA 92821-6753

Bank of America Home Loans  
P.O. Box 5170  
Simi Valley, CA 93062-5170

Department Of Motor Vehicles  
Lien Sale Section  
P.O. Box 932317  
Sacramento, CA 94232-3170

Blaine County Assessor  
219 1st Avenue South, Suite 101  
Bailey, ID 83333-8768

Department Of Motor Vehicles  
P.O. Box 942894  
Sacramento, CA 94294-0001

Building Industries Solar, Inc.  
DBA California Solar  
65 W. Easy St., #103  
Simi Valley, CA 93065-6201

Diversified Consultants, Inc.  
P.O. Box 551268  
Jacksonville, FL 32255-1268

California Emergency Physicians  
Desert Regional  
P.O. Box 582663  
Modesto, CA 95358-0070

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

Canada Revenue Agency  
501, 888 - 4th Ave. SW  
Calgary, AB T2P OV2

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

Carson City Justice Center  
885 East Musser Street, Ste. 2003  
Carson City, NV 89701-3797

Frieda Gordon  
2530 Wilshire Blvd, 3rd Fl.  
Santa Monica, CA 90403-4643

City Of Ketchum  
P.O. Box 2315  
Ketchum, ID 83340-2315

Homeowner Rights Law Group  
100 North Citrus St., Suite 405  
West Covina, CA 91791-1683

I.C.Q Search 6 Recovery Inc.  
15490 Civic Dr., Suite 206  
Victorville, CA 92392-2382

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Intermountain Gas Company  
P.O. Box 64  
Boise, ID 83732-0064

Marilee Haley  
7277 W. Manchester Ave., Apt. 2  
Los Angeles, CA 90045-3513

Intermountain Gas Company  
P.O. Box 5603  
Bismarck, ND 58506-5603

Marilee Haley  
171 Pier Ave., #494  
Santa Monica, CA 90405-5311

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

Oleg Kokorin  
220 Carroll Canal  
Venice, CA 90291-4578

Daniel J. Weintraub  
Elaine Nguyen  
James R Selth  
Weintraub & Selth APC  
11766 Wilshire Blvd Ste. 1170  
Los Angeles, CA 90025-6553

Pathology, Inc.  
19951 Mariner Ave.  
Torrance, CA 90503-1738

Jesse Sammis, IV  
C/O Lawson Laski Clark  
6 Pogue, PLL 675 Sun Valley Rd., Ste. A  
Ketchum, ID 83340

Quick Silver Towing, Inc.  
5875 Rodeo Rd.  
Los Angeles, CA 90016-4405

Joel A. Spivak  
3760 Motor Ave., Suite 213  
Los Angeles, CA 90034-6404

Redwood Industrial Condominium Assoc.  
P.O. Box 6770  
Ketchum, ID 83340-6770

John L. Bunce, Jr.  
P.O. Box 222  
Ketchum, ID 83340-0222

Rosario Perry  
312 Pico Blvd .  
Santa Monica, CA 90405-1108

L.A. Home Construction, Inc.  
333 Washington Blvd., #136  
Marina Del Rey, CA 90292-5152

Sprint Nextel Correspondence  
Attn: Bankruptcy Dept.  
P.O. Box 7949  
Overland Park, KS 66207-0949

Los Angeles City Clerk  
P.O. Box 53200  
Los Angeles, CA 90053-0200

Stanislaus Credit Control  
914 14th St.  
Modesto, CA 95354-1011

Los Angeles County Tax Collector  
P.O. Box 54018  
Los Angeles, CA 90054-0018

Tahoe Emergency Physicians C/O  
CMRE Financial Services, Inc.  
3075 E. Imperial Hwy., #200  
Brea, CA 92821-6753

Thomas C. Praggastis  
191 Fifth St. West, 3rd Floor  
Ketchum, ID 83340

Transworld Systems Inc  
507 Prudential Rd  
Horsham, PA 19044-2308

Trustee Corps  
17100 Gillette Ave.  
Irvine, CA 92614-5603

Venice Canals Association  
P.O. Box 893  
Venice, CA 90294-0893

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