

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Aram Ordubegian (SBN 185142) M. Douglas Flahaut (SBN 245558) <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  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: General Bankruptcy Counsel for John J. Menchaca, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  <b>HERZL BEN MAROME,</b>          Debtor(s).	CASE NO.: 2:16-bk-21668-BB CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> November 15, 2017	<b>Time:</b> 10:00 a.m.
<b>Location:</b> Courtroom 1539, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** November 1, 2017

**Description of property to be sold:** As described more fully in the Chapter 7 Trustee's Motion for Order (1) Approving the Sale of Assets Under 11 U.S.C. § 363, Subject to Higher and Better Offers; and (2) Approving Settlement Agreement Pursuant to Fed. R. Bankr. P. 9019 (the "Sale Motion"), the Trustee seeks to sell all the estate's assets including, but not limited to, potential litigation claims as well as the Estate's interest in certain real property commonly referred to as 638 Pier Ave., Santa Monica, Units B and D.

**Terms and conditions of sale:** See the Chapter 7 Trustee's Sale Motion for complete details.

**Proposed sale price:** \$45,000.00

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):** Proposed minimum overbid of \$50,000 with deposit of \$10,000 delivered to the Trustee by 5:00 p.m. on the day before the hearing on the Sale Motion and Auction as set forth more fully in the Sale Motion.

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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:**

N/A

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

M. Douglas Flahaut

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Arent Fox LLP

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555 West Fifth Street, 48<sup>th</sup> Floor

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Los Angeles, CA 90013

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Telephone: 213.629.7400

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Facsimile: 213.629.7401

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E-mail: douglas.flahaut@arentfox.com

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Date: October 25, 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) **10/25/2017** 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) **10/25/2017**, 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.

☒ 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.

**10/25/2017**  
Date

AYLIN SOOKASSIANS  
Printed Name

/s/ Aylin Sookassians  
Signature

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

Joseph C Delmotte on behalf of Creditor HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-4  
ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepite.com

Joseph C Delmotte on behalf of Interested Party Courtesy NEF  
ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepite.com

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

Sevan Gorginian on behalf of Trustee John J Menchaca (TR)  
sevan.gorginian@arentfox.com, notices@nextchapterbk.com

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

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

Shai S Oved on behalf of Debtor Herzl Ben Marome  
ssoesq@aol.com

Shai S Oved on behalf of Defendant Herzl Ben Marome  
ssoesq@aol.com

Edward G Schloss on behalf of Creditor BAYVIEW LOAN SERVICING, LLC  
egs2@ix.netcom.com

Edward G Schloss on behalf of Creditor BAYVIEW LOAN SERVICING, LLC, servicing agent for The Bank of New York Mellon  
egs2@ix.netcom.com

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

Gilbert R Yabes on behalf of Interested Party Courtesy NEF  
ecfcacb@aldridgepite.com, GRY@ecf.inforuptcy.com;gyabes@aldridgepite.com

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

**JUDGE**

Honorable Sheri Bluebond  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1534  
Los Angeles, CA 90012

**UNITED STATES TRUSTEE**

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

**DEBTOR**

Herzl Ben Marome  
638 Pier Avenue, Unit D  
Santa Monica, CA 90405-4549

**REQUEST FOR SPECIAL NOTICE**

Daniel Cheren on behalf of Creditor  
Yona Wipranik  
Cheren and Associates  
16055 Ventura Blvd #525  
Encino, CA 91436

**MATRIX**

Airgas USA LLC  
3737 Worsham Ave  
Long Beach, CA 90808-1774

Alex Moussa, Esq.  
9190 W Olympic Blvd #284  
Beverly Hills, CA 90212-3540

Azriel Naor  
5 Calanite  
Rosh Eyan, Israel

Bank of America NA  
PO Box 15222  
Wilmington, Delaware 19886-5222

Barak Lurie, Esq.  
12121 Wilshire Blvd., Suite 300  
Los Angeles, CA 90025-1038

Bice Murphy Law  
1211 4th St, Ste. 200  
Santa Monica, CA 90401-1338

Brandon C. Murphy dba Bice Murphy Law  
1211 4th Street Suite 200  
Santa Monica, CA 90401-1338

Consumer Litigation Law Center  
100 N. Citrus St, Ste. 408  
West Covina, CA 91791-1684

Dan Israeli c/o Alon HaCohen, Esq.  
1801 Century Park East, Ste. 2400  
Los Angeles, CA 90067-2326

Danny Maharian  
5 Rechov Otniel  
Jerusalem, Israel

Fradkin Fradkin  
19500 Mayall St  
Northridge, CA 91324-1014

Internal Revenue Service  
Centralized Insolvency Operations  
Po Box 7346  
Philadelphia PA 19101-7346

Malka Yarimi  
638 Pier Ave, Unit D  
Santa Monica, CA 90405-4549

Michael P Rubin & Assoc.  
18321 Ventura Blvd Ste. 580  
Tarzana, CA 91356-6435

Nagwa Matias  
3571 Mountain View Ave  
Los Angeles, CA 90066-1921

Nagwa Metias, DDS, Inc.  
12563 Venice Blvd  
Los Angeles, CA 90066-3712

New York Life Insurance  
51 Madison Ave  
New York City, NY 10010-1655

Receivable Management Services Corp  
317 N Main St  
Pueblo, CO 81003-4548

Receivables Management  
240 Emery St  
Bethlehem, PA 18015-1980

Ronen Marome  
18345 Sierra Hwy #19  
Santa Clarita, CA 91351-4327

US Bank  
PO Box 5229  
Cincinnati OH 45201-5229

Shai S. Oved  
7445 Topanga Cyn Blvd., Suite 220  
Canoga Park, CA 91303-3364

Wells Fargo Home Mortgage  
PO Box 14591  
Des Moines, IA 50306-3591

Sharon Moshe Hoffman  
901 Allendale Ave  
Los Angeles, California 90026

Yona Wipranik  
c/o Daniel Cheren, Esq.  
16055 Ventura Blvd., Suite 525  
Encino, CA 91436-2609

Time Warner Cable  
PO Box 60074  
City of Industry, CA 91716-0074

Uri Leder  
16104 Rockyriver Ln  
Cerritos, CA 90703-1934