

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Nancy Hoffmeier Zamora, Esq. (SBN 137326) Anthony N. R. Zamora, Esq. (SBN 146619) Zamora &amp; Hoffmeier, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel: (213) 488-9411 Fax:(213) 488-9418 email: zamora3@aol.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry D. Simons, Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

<p>In re:</p> <p>DIMLUX, LLC,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 6:20 -bk-13525-MH 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> 08/18/2021</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> CTRM: 301, 3420 Twelfth Street, Riverside, CA 92501</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 08/04/2021

**Description of property to be sold:**

Residential real property commonly known as 4880 Winnetka Avenue, Woodland Hills, California 91364 and identified by Los Angeles County Assessor's Parcel No. 2175-019-010 (the "Real Property")

**Terms and conditions of sale:**

"AS-IS, WHERE-IS" basis, for a sales price of \$1,280,000.00

**Proposed sale price:** \$ 1,280,000.00

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):**

See attached.

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

Telephonic appearance allowed; see Judge Houle's telephonic instructions at Court's website

Date: August 18, 2021

Time: 11:00 a.m.

Location: CTRM: 301, 3420 Twelfth Street, Riverside, CA 92501

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

Nancy Hoffmeier Zamora, Esq.  
U.S. Bank Tower  
633 West 5th Street, Suite 2600,  
Los Angeles, CA 90071  
Tel. 213-488-9411; Fax 213-488-9418  
e-mail: zamora3@aol.com

Date: 07/23/2021

1           A. Each potential bidder (other than Buyer as defined in the  
2 Motion for Order Authorizing Trustee to Sell Real Property Free and  
3 Clear of Liens and Interests, Subject to Overbid (the "Motion")) in  
4 order to qualify as a bidder at the hearing on the Motion (the  
5 "Hearing"), shall

6           (1) submit to Trustee, prior to the commencement of the  
7 Hearing, a cashier's check in the amount of at least Forty  
8 Thousand and no/100 Dollars (\$40,000.00) (the "Earnest Money  
9 Deposit") made payable to "A&A Escrow." Trustee shall refund the  
10 Earnest Money Deposit if Trustee accepts the bid of another bidder;

11           (2) bid on the identical terms as, or better terms than,  
12 Buyer as set forth in the Agreement, as defined in and attached as  
13 Exhibit A to the Motion, including, but not limited to, the "AS-  
14 IS, WHERE-IS" condition of the Real Property, with no  
15 contingencies;

16           (3) submit to Trustee prior to the commencement of the  
17 Hearing proof of ability to close escrow unconditionally on or  
18 before the first business day that is at least fifteen (15) days  
19 after entry of the order approving the motion (the "Sale Order"),  
20 and to tender the balance of any bid made by such bidder, such  
21 proof to be deemed acceptable or unacceptable by Trustee in his  
22 sole discretion, subject to approval by the Court;

23           (4) agree to increase the Earnest Money Deposit to five  
24 percent (5%) of the successful bid amount and deposit such  
25 increased Earnest Money Deposit (the "Increased Earnest Money  
26 Deposit") into the sale escrow (the "Sale Escrow") at A&A Escrow no  
27 later than one day after the Hearing, i.e., August 19, 2021; and

28           (5) attend the Hearing, including by telephone, to

1 participate in the overbidding; and

2 B. The initial overbid shall be a total of \$1,290,000.00,  
3 i.e., \$10,000.00 more than the Sales Price of \$1,280,000.00, and  
4 all additional overbids must be made in minimum increments of  
5 \$10,000.00 over the last stated overbid made on the record.

6 If Highest Bidder fails to close the Sale Escrow on or before  
7 the first business day that is at least fifteen (15) days after  
8 entry of the Sale Order, Highest Bidder shall forfeit the Increased  
9 Earnest Money Deposit and the next highest bidder shall pay the  
10 next highest bid to purchase the Real Property within ten business  
11 days of written notification, transmitted via facsimile and/or e-  
12 mail, of Highest Bidder's default.

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### 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 *(date)* 07/23/2021, 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: United States Trustee: ustpreion16.rs.ecf@usdoj.gov; Abram Feuerstein abram.s.feuerstein@usdoj.gov; Everett L. Green, everett.l.green@usdoj.gov; Cameron C. Ridley, Cameron.Ridley@usdoj.gov; Chapter 7 Trustee: Larry D. Simons, larry@lslaw.com, c119@ecfcbis.com nancy@lslaw.com, cynthia@lslaw.com, simonsecf@gmail.com, kareng@lslaw.com; Counsel for Trustee: Nancy H. Zamora, zamora3@aol.com; Counsel for Debtor: Donald Beury, db.beurylaw@gmail.com, westsidelawgroups@gmail.com; Counsel for Creditor Barghi: Fari B. Nejadpour, admin@lalawinc.com, irlanda@lalawinc.com; Hayk Grigoryan, grigoryanlaw@gmail.com; Counsel for Creditors: Bonni S. Mantovani, ecfcc@ecf.courtdrive.com, bmantovani@pralc.com; John E. Bouzane, intake@fastevict.com, fastevict23@fastevict.com; Lee S. Raphael, ecfcc@ecf.courtdrive.com, ecfcc@ecf.courtdrive.com  Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**  
On *(date)* 07/23/2021, 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.

Debtor: Dimlux, LLC 650 S. Grand Ave., Suite 700, Los Angeles, CA 90017  
UST: Office of the United States Trustee, 3801 University Avenue, Suite 720, Riverside, CA 92501

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)* 07/23/2021, 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.

Judge: The Honorable Mark D. Houle, U.S. Bankruptcy Court-Riverside Div., 3420 Twelfth Street, Suite 365 Riverside, CA 92501-3819 (via FedEx next day)

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.

07/23/2021                      Cynthia Casas                      /s/ Cynthia Casas  
*Date*                              *Printed Name*                              *Signature*

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

Additional Service List for Notice

Alejandro Sandoval  
4851 Saturn Street  
Los Angeles, CA 90019

Linkage Financial Group, Inc  
474 W Orange Show Road,  
San Bernardino, Ca 92408

Barghi Real Estate Investments, LLC  
21550 Oxnard Street 3rd Floor  
Woodland Hills CA 91367

LOS ANGELES COUNTY TREASURER  
AND TAX COLLECTOR  
P.O. BOX 54110  
LOS ANGELES CA 90054-0110

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
P.O. BOX 2952  
SACRAMENTO CA 95812-2952

Los Angeles County Tax Collector  
225 North Hill Street  
Los Angeles, CA 90012

Freedom Mortgage  
Post Office Box 89486  
Cleveland, OH 44101-9486

Mansour Hossein Barghi  
c/o Hayk Grigoryan, Esq.  
Grigoryan Law Firm  
303 N. Glenoaks Blvd Ste 200  
Burbank CA 91504

Freedom Financial  
21515 Vanowen Street  
Canoga Park, CA 91303

Joel Farkas  
5404 Whitsett Avenue #46  
Valley Village, CA 91607

Freedom Mortgage Corporation  
907 Pleasant Valley Avenue, Suite 3  
Mount Laurel, NJ 08054

Fidelity National Law Group  
Mary A. Lazaran  
915 Wilshire Boulevard, Suite 2100  
Los Angeles, CA 90017

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

Counsel for Kasra Barghi/Barghi R.E. Inv.  
Mark E. Goodfriend, Esq.  
Law Offices of Mark E. Goodfriend  
16055 Ventura Boulevard, Suite 800  
Encino, CA 91436

Kazra H Barghi  
8358 Starkland Avenue  
West Hills CA 91304

Mansour Barghi  
4880 Winnetka Avenue  
Woodland Hills, CA 91367

Nicole Brown  
c/o Joseph Naparstek  
Rodeo Realty, Inc.  
9171 Wilshire Boulevard, Suite 321  
Beverly Hills, CA 90210

Linkage Financial Group Inc  
12368 East Valley Blvd Suite 117  
El Monte, CA 91732

Terek Buys Houses  
c/o Jessica Delijani  
Rodeo Realty, Inc.  
23901 Calabasas Road, #1050  
Calabasas, CA 91302

MTC Financial dba Trustee Corps  
TS No. CA 05000679-17-1  
17100 Gillette Avenue  
Irvine, CA 92614

Troy Gunter and Dayo Beverly  
c/o Tracy Fink  
Beverly and Company  
6525 Sunset Boulevard, G6  
Hollywood, CA 90028

Kunal Bhandari and Jaitavya Sekri  
c/o. Behnaz Tavakoli  
Rodeo Realty, Inc.  
23901 Calabasas Road, #1050  
Calabasas, CA 91302

Bellwood Investments, LLC  
c/o Realty One Group Complete  
950 Iron Point Road #170  
Folsom, CA 95630

DaCadez Development LLC  
c/o Kevin Hafezi  
Berkshire Hathaway Home Services  
California Properties  
131 Rodeo Drive, Suite 100  
Beverly Hills, CA 90212

Jan Neiman  
Neiman Realty  
13551 Rye Street, Unit 1  
Sherman Oaks, CA 91423

Antonia Delgado  
A & A Escrow Services, Inc.  
415 North Crescent Drive, Suite 320  
Beverly Hills, CA 90210

Mindy Beckham  
Stewart Title  
4195 East Thousand Oaks Blvd., Suite 107  
Westlake Village, CA 91362