Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Mark E. Carrillo, Esq. (SBN 217535)
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☐ *Individual appearing without attorney*
☒ *Attorney for:* Mokhim Rasooli, debtor-in-possession

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION

In re:

MOKHIM RASOOLI,
Debtor and Debtor-in-Possession

Debtor(s).

CASE NO.: 1:20−bk−11205-DS

CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY (AMENDED)

Sale Date: 12/08/2020	**Time:** 11:30 am
Location: Courtroom 1639, 255 E. Temple Street, Los Angeles, CA 90012 (via zoomgov, per COVID protocols)	

Type of Sale: ☒ Public ☐ Private **Last date to file objections**: 11/24/2020

Description of property to be sold: Three (3) single-family, real properties to be sold;
1: 7421 McLennan Avenue, Van Nuys, CA, Assessor's Parcel Number: 2226-029-0160 (“7421 McLennan”);
2: 7429 McLennan Avenue, Van Nuys, CA, Assessor’s Parcel Number: 2226-029-015; (“7429 McLennan”) and,
3: 7435 McLennan Avenue, Van Nuys, CA, Assessor’s Parcel Number: 2226-029-014 (“7435 McLennan")

Terms and conditions of sale:
(1) entry of an order from the Bankruptcy Court approving the sale (1) free and clear of all liens; (2) property sold in “AS-IS” “WHERE IS” condition; (3) subject to overbid; (4) on terms further further detailed in the purchase agreements attached to Exhibits “A," "B," and "C" attached to the Motion. More specific information of the proposed sales is available in the Motion, which is available from Debtor's counsel at the contact information above left hand corner

Proposed sale price: (7421 McLennan: $870,000.00)(7429 McLennan: $880,000.00)(7435 McLennan: $890,000.00)

Overbid procedure (*if any*): Any qualifying overbid must be: (1) received by Thursday, December 3, 2020; (2) $10,000 or more than current proppurchase price; (3) in writing on same or better terms; (4) with $25,000 deposit in certified funds (5) remain open through Sale Date; (6) Auction to be in $10,000 minimum bid increments; see Motion for additional reqs

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

December 8, 2020
11:30 a.m.
Courtroom 1639, 255 E. Temple Street, Los Angeles, CA 90012*
*Pursuant to COVID19/Coronavirus concerns, notice is hereby given that, the sale hearing before Judge Deborvah J. Saltzman will be via ZoomGov, information available via Judge's calendar notes for the hearing date at: http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/default.aspx .
For more information on appearing before Judge Saltzman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: https://www.cacb.uscourts.gov/judges/honorable-deborah-j-saltzman under the tab "Telephonic Instructions"

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

Mark E. Carrillo, Esq. (SBN 217535)
7268 Shepard Mesa Road
Carpinteria, CA 93013
Tel: (310) 922-1895
mecesquire@gmail.com

Date: 11/09/2020

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:

7268 Shepard Mesa Road, Carpinteria, CA 93013

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*) 11/09/2020, 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:

russell.clementson@usdoj.gov (attorney for US Trustee)
UST: ustpregion16.wh.ecf@usdoj.gov
mitnicklaw@gmail.com (req. for special notice)

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:
On (*date*) 11/09/2020, 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.

Hon. Deborah J. Salzman, US Bankruptcy Court, 255 E. Temple Street, Room 1634, 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*) 11/09/2020, 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.

11/09/2020	Mark E. Carrillo	
Date	*Printed Name*	*Signature*

CONTINUATION OF SERVICE LIST

ATTACHMENT TO PROOF OF SERVICE

Bank of America
P.O Box 15796
Wilmington, DE 19886-5796;

CITIBANK
PO BOX 790034
ST LOUIS, MO 63179-0034

Home Depot Credit Services
P.O. Box 78011
Phoenix, AZ 85062

Wells Fargo Bank
MAC F8235-040
P.O. Box 5129
Sioux Falls, SD 57117-5129

Midland Credit Management, Inc.
PO Box 2037
Warren, MI 48090-2037

Western Fidelity Trustees,
1222 Crenshaw Blvd. #B,
Torrance, CA 90501-2496

Uatesoni Felila
8746 Tobias Avenue, Apt 17
Panaroma City, CA 91402

Labor Commissioner, State of California
6150 Van Nuys Blvd., Room 206
Van Nuys, CA 91401

Air Breeze Air Conditioning & Heating
17739 Welby Way
Reseda, CA 91335

Naulu Construction
c/o Joseph A. Cardella
28241 Crown Valley Parkway, Suite F-286
Laguna Nigel, CA 92677
Counsel for Naulu Construction

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

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

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

L.A. County Tax Collector,
Bankruptcy Unit
P.O. Box 54110
Los Angeles, CA 90051-0110

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

Securities & Exchange Commission
444 South Flower St., Suite 900
Los Angeles, CA 90071-2934

E&M Construction
15981 Yarnell Street, #198
Sylmar, CA 91342