

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee 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</p> <p><input checked="" type="checkbox"/> <i>Individual appearing without attorney</i> <input type="checkbox"/> <i>Attorney for:</i></p>	<p>FOR COURT USE ONLY</p>
---	---------------------------

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re:	CASE NO.: 1:25-bk-10617-MB
HOVHANNES NAZARYAN,	CHAPTER: 7
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/16/2025	Time: 11:00 am
Location: Ctrm. 303, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 07/02/2025

Description of property to be sold:

Residential real property commonly known as 24366 La Masina Court, Calabasas, California 91302, identified by Los Angeles County Assessor's Parcel Number 2069-033-066 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, free and clear of liens, for a sales price of \$4,675,000.00, with no representations or warranties, and with no contingencies

Proposed sale price: \$ 4,675,000.00

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:

Date & time: July 16, 2025 at 11:00 a.m.
Address: 21041 Burbank Blvd., Ctrm. 303, Woodland Hills, CA 91367

or

Date & Time: July 16, 2025 at 11:00 a.m.
Meeting URL: <https://cacb.zoomgov.com/j/1604438018>
Meeting ID: 160 443 8018
Password: 110323
Telephone: 1 (669) 254 5252 or 1 (646) 828 7666

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

Nancy Hoffmeier Zamora
Chapter 7 Trustee
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: 06/25/2025

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)* 06/25/2025, 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: United States Trustee (SV), ustregion16.wh.ecf@usdoj.gov

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com

Counsel for Debtor: Anita Khachikyan, ak@khachlaw.com

Counsel for Creditors: Raymond H. Averray, ray@averlaw.com, averlawfirm@gmail.com; ani@averlaw.com, katya@averlaw.com, jesus@averlaw.com; Sanaz Sarah Bereliani, berelianilaw@gmail.com,

chris@berelianilaw.com, r48595@notify.bestcase.com; Shannon A. Doyle, sdoyle@ghidottiberger.com, bknotifications@ghidottiberger.com; Bruce P. Needleman, attybnp@aol.com; Elan S. Levey,

elan.levey@usdoj.gov, julie.morales@usdoj.gov, caseview.ecf@usdoj.gov, usacac.tax@usdoj.gov

Counsel for Defendant Vanecian: Michael G. D'Alba, mgd@lnbyg.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/25/2025, 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: Hovhannes Nazaryan, 24366 La Masina Court, Calabasas, CA 91302

U.S Trustee: Eryk Escobar, Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017

Judge: The Honorable Martin Barash, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 342, Woodland Hills, CA 91367

☒ 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)* 06/25/2025, 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.

06/25/2025

Date

Cynthia Casas

Printed Name

/s/ Cynthia Casas

Signature

Additional Service List for Notice

LienHolders:

LA County HERO
Program Manager
1100 N. Eastern Avenue, #200 Los Angeles, CA
90063

County of Los Angeles

LA HERO
P.O. BOX 31001-2920 Pasadena, CA 91110-2920

Los Angeles County Tax Collector
P. O. Box 54110
Los Angeles, CA 90054-0110

AmWest Funding Corp.
6 Pointe Dr., Ste 300
Brea CA 92821

LAPFCU c/o,
Law Offices Of Bruce P. Needleman
21250 Califa Street, Suite 201
Woodland Hills, CA 91367

U.S. Attorney's Office
Asset Forfeiture And Recovery Section
312 N. Spring Street, 11th Floor
Los Angeles, CA 90012

Civil Process Clerk ,
United States Attorney's Office
Federal Building
Room 7516
300 North Los Angeles Street
Los Angeles, CA 9001

Attorney General,
United States Department of Justice
Ben Franklin Station
P. O. Box 683 Washington, DC 20044

Vista Pointe Homeowners Association c/o
Ross Morgan & Co.
15315 Magnolia Blvd., #212
Sherman Oaks, CA 91403

Mehran Javaherian,
203 S. Willaman Drive
Beverly Hills, CA 90211

Calabasas Park Homeowners Association
P.O. Box 8426
Calabasas, CA 91372

Defendant:

Artur Nazaryan
Register No. 87448-509
USP Atwater, U.S. Penitentiary
P.O. Box 019001
Atwater, CA 95301

Special Counsel:

Brad S. Sures, Esq.
Law Office of Brad S. Sures
10803 Gloria Ave.
Granada Hills, CA 91344

Trustee's Broker:

Behnaz Tavakoli
The One Luxury Properties
5000 N. Parkway Calabasas Ste:100
Calabasas CA 91302

Proposed Buyer:

Avi Matatiaho & Minoo Kahen, c/o
David Randal Smith
Keller Williams Calabasas
23975 Park Sorrento, Suite 110
Calabasas, CA 91302

Escrow:

Mihee Chir
Mission Escrow
15910 Ventura Blvd., #1160
Encino, CA 91436

Title:

Rich Miehl, Mina Chin
First American Title Company
330 N. Brand Blvd., #1150
Glendale, CA 91203

Trustee's CPA:

Samuel R. Biggs, CPA SLBIGGS,
A Division of SingerLewak
10960 Wilshire Blvd., Suite 100
Los Angeles, CA 90024

Affirm, Inc.
Attn: Bankruptcy
650 California St, Fl 12
San Francisco, CA 94108

Capital One
Attn: Bankruptcy
P.O. Box 30285
Salt Lake City, UT 84130

Affirm, Inc.
Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

Chase Auto Finance
Attn: Bankruptcy
700 Kansas Lane La
Monroe, LA 71203

Ally Financial, Inc
Attn: Bankruptcy
P.O. Box 380901
Bloomington, IL 55438

Chase Card Services
Attn: Bankruptcy
P.O. Box 15298
Wilmington, DE 19850

Amwest Funding Corp.
6 Pointe Drive, Suite 300
Brea, CA 92821

Comenity Bank/Z Gallerie
Attn: Bankruptcy
P.O. Box 182125
Columbus, OH 43218

AT&T Universal Citi Card
Attn: Bankruptcy
P.O. Box 6500
Sioux Falls, SD 57117

Comenitybank/trwrds
Attn: Bankruptcy
P.O. Box 182125
Columbus, OH 43218

Bank of America
Attn: Bankruptcy
4909 Savarese Circle
Tampa, FL 33634

Discover Financial
Attn: Bankruptcy
P.O. Box 3025
New Albany, OH 43054

Bank of America
Attn: Bankruptcy
Nc4-105-03-14 Pob 26012
Greensboro, NC 27410

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

Barclays Bank Delaware
Attn: Bankruptcy
P.O. Box 8801
Wilmington, DE 19899

Goldman Sachs Bank USA
Attn: Bankruptcy
PO. Box 70379
Philadelphia, PA 19176

Jpmcb
MailCode LA4-7100
700 Kansas Lane
Monroe, LA 71203

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o National Bankruptcy Services, LLC
P.O. Box 9013
Addison, Texas 75001

Kia Motors Finance
Attn: Bankruptcy
P.O. Box 20825
Fountain Valley, CA 92728

Logix Federal Credit Union
Attn: Bankruptcy
2340 N Hollywood Way
Burbank, CA 91505

Mehran Javaherian
c/o Peak Foreclosure Services
5900 Canoga Ave, Suite 420
Woodland Hills, CA 91367

Mercedes - Benz Financial Services
Attn: Bankruptcy
P.O. Box 685
Roanoke, TX 76262

NAVY FCU
Attn: Bankruptcy
P.O. Box 3000
Merrifield, VA 22119

Pentagon Federal Credit Union
Attn: Bankruptcy
2930 Eisenhower Avenue
Alexandria, VA 22314

SoCalGas
P.O. Box 30337
Los Angeles, CA 90030

SoFi
Attn: Bankruptcy
2750 East Cottonwood Pky, Ste 300
Salt Lake City, UT 84121

Sofi Bank, National Association
Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

Syncb/ebay
Attn: Bankruptcy
P.O. Box 965060
Orlando, FL 32896

U.S. Bank N.A. Retail Le
Attn: Bankruptcy
800 Nicollet Mall
Minneapolis, MN 55402

U.S. Bank Cacs
Attn: Bankruptcy
P.O. Box 5229
Cincinnati, OH 45201

Volkswagen Credit, Inc
Attn: Bankruptcy
2200 Woodland Pointe Ave
Herndon, VA 20171

Wells Fargo Bank NA
Attn: Bankruptcy
1 Home Campus Mac X2303-01a 3rd Floor
Des Moines, IA 50328