

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEWIS BRISBOIS BISGAARD & SMITH LLP LOVEE D. SARENAS, STATE BAR NO. 204361 lovee.sarenas@lewisbrisbois.com 633 West 5 th Street, Suite 4000 Los Angeles, CA 90071 Telephone: 213-250-1800 Facsimile: 213-250-7900 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> [Proposed] Attorney for: Amy L. Goldman, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: EMIL SOORANI, M.D., Debtor(s).	CASE NO.: 1:15-BK-10741 VK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 8/24/2017	Time: 2:00 p.m.
Location: Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA 91367 (San Fernando Valley Division)	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 8/10/2017

Description of property to be sold: Estate's rights title and interest in real property located at at 1461 Apache Avenue, South Lake Tahoe, CA 96150 ("Tahoe Property")

Terms and conditions of sale:
Please see Residential Purchase Agreement and attendant sale documents attached hereto

Proposed sale price: \$439,000.00

Overbid procedure (if any): _____

The competitive bid procedure described below will apply to any person wishing to present a competing offer with respect to the Tahoe Property:

- (a) Any party wishing to participate in the overbid process must notify the Trustee or the Trustee's professionals of his/her/its intention to do so no later than three (3) calendar days before the hearing on the Motion.
- (b) Each party participating in the overbid process (except for the Buyer who paid the Earnest Money Deposit) must remit to the Trustee, prior to the hearing on the Motion, a deposit in the form of a cashier's check or money order made payable to the Trustee, solely in her capacity as Chapter 7 Trustee, in the amount of \$13,170. The deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Property per the terms of the proposed sale after entry of an order approving this Motion.
- (c) Each party or their authorized representative (including the Buyer) must be present either physically or telephonically at the hearing on the Motion in order to participate in the overbid process.
- (d) Any initial overbid for the Property must be in an amount not less than \$444,000 (i.e., \$5,000 more than the Purchase Price).
- (e) Subsequent minimum bid increments shall be set at not less than \$5,000.
- (f) Any party participating in the overbid process shall not be precluded from continuing to make bids after initially passing his/her/its turn or turns to overbid.
- (g) The successful bidder must have the ability to close the sale and pay the full amount of the successful bid to the Trustee within fifteen (15) calendar days after the entry of an order granting the Motion. In the event that the Buyer are not the successful bidder of the Tahoe Property, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the Purchase Agreement and shall waive all contingencies regarding the purchase of the Tahoe Property. Furthermore, if the successful bidder cannot deliver the balance of the overbid sale price within fifteen (15) calendar days after the entry of an order granting the Motion, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.

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

August 24, 2017 at 2:00 p.m.

United States Bankruptcy Court

21041 Burbank Blvd., Courtroom 301

Woodland Hills, CA 91367

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

Lovee D. Sarenas

Lewis Brisbois Bisgaard & Smith LLP

633 West 5th Street, Suite 4000

Los Angeles, CA 90071

lovee.sarenas@lewisbrisbois.com

Telephone: 213-250-1800

Facsimile: 213-250-7900

Date: July 31, 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:
633 West Fifth Street, Suite 4000, 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) 07/31/2017, 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:

Russell Clementson russell.clementson@usdoj.gov
Anthony A Friedman aaf@lnbyb.com
Amy L Goldman (TR) marisol.jaramillo@lewisbrisbois.com, AGoldman@iq7technology.com
Stella A Havkin stella@havkinandshrago.com, havkinlaw@earthlink.net; r49306@notify.bestcase.com
Allan Herzlich allan@herzlich-blum.com
Leslie M Klott bankruptcy@zievelaw.com
James F Lewin james.lewin@mtglawfirm.com; jimlewin7@gmail.com; wade.tang@mtglawfirm.com,
jenelly.goldade@mtglawfirm.com; denise.bundy@mtglawfirm.com; renee.parker@mtglawfirm.com
Richard P Ross rross777@yahoo.com
Lovee D Sarenas lovee.sarenas@lewisbrisbois.com
United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
Diane Weifenbach diane@attylsi.com
Robert P Zahradka ecfcacb@aldridgepите.com, RPZ@ecf.inforuptcy.com; rzahradka@aldridgepите.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 07/31/2017, 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) 07/31/2017, 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.

07/31/2017 Marion R. Diamond
Date Printed Name


Signature

SERVICE LIST

BY U.S. MAIL:

DEBTOR (pro se):

Emil Soorani, M.D.
P.O. Box 1107
Topanga, CA 90290

Emil Soorani, M.D.
1734 Topanga Skyline Drive
Topanga, CA 90290

ANTHONY FRIEDMAN:

Anthony Friedman
Levene, Neale, Bender, Yoo & Brill, LLP
10250 Constellation Boulevard, Suite 1700
Los Angeles, CA 90067

POTENTIAL BUYERS:

Cristino Garcia, Jr.
Kattia V. Garcia
Francisco Rangel
Flor Araceli Ranger
428 Dorado Way
South San Francisco, CA 94080

Lawrence Turner
46 Goosehaven Court
Sacramento, CA 95834

BUYER:

Lea Albright
c/o Brooke Hernandez
Chris Hernandez
Chase International
190 Highway 50
Zephyr Cove, NV 89448

Michelle Keck
Oliver Luxury Real Estate
212 Elks Point Road, Suite 440
P.O. Box 11050
Zephyr Cove, NV 89448

THE HONORABLE VICTORIA S. KAUFMAN:

United States Bankruptcy Court
Central District of California
San Fernando Valley Division
21041 Burbank Boulevard, Suite 354
Woodland Hills, CA 91367

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BY EMAIL:

DEBTOR:

Emil Soorani, M.D.
sooranimd@hotmail.com

POTENTIAL BUYERS:

Jan Chamberlain
Coldwell Banker
Jan.Chamberlain@camoves.com

Kris McFadden
Kimberly Ellis
Granite Creek Realty
Kimberly_ross20@yahoo.com

Krisi Carter
Granite Creek Realty
KCarter@granitecreekrealty.com

COLDWELL BANKER:

Bill Friedman
billfried@earthlink.net

CREDITORS:

21st Mortgage Corp.
P.O. Box 477
Knoxville, TN 37901

Advanta
P.O. Box 9217
Old Bethpage, NY 11804

Aspire Care Services, LLC
9348 McLennan Avenue
Northridge, CA 91343

AT&T
One AT&T Way, Room 3A104
Bedminster, NJ 07921

Celine Burk Simon
as Trustee of the Edlyn Share Trust
2944 Manning Avenue
Los Angeles, CA 90064

Cornerstone Financial
1250 Fourth Street, 5th Floor
Santa Monica, CA 90401

21st Mortgage Corporation
620 Market Street
Knoxville, TN 37901

American Express
P.O. Box 0001
Los Angeles, CA 90096

Asset Acceptance, LLC
P.O. Box 1630
Warren, MI 48090

Bank of America
P.O. Box 17054
Wilmington, DE 19850
(service attempted – mail returned)

Chase Bank
P.O. Box 15123
Wilmington, DE 19850

DGL
2444 Wilshire Boulevard, Suite 202
Santa Monica, CA 90403

Francesca Gasaway
20 Erin Lane
Half Moon Bay, CA 94019

Franchise Tax Board
Bankruptcy Section, MS A340
P.O. Box 2952
Sacramento, CA 95812-2952

Franchise Tax Board
P.O. Box 942840
Sacramento, CA 94267

Franchise Tax Board
300 South Spring Street, Suite 5704
Los Angeles, CA 90013

Green Tree Servicing, LLC
Bankruptcy Department
P.O. Box 6154
Rapid City, SD 57709-6154

Greentree
P.O. Box 6172
Rapid City, SD 57709-6172

Haney & Young
1055 West 7th Street, Suite 1950
Los Angeles, CA 90017

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

Kelly Yepremian, M.D.
500 East Olive Avenue, Suite 750
Burbank, CA 91501
(service attempted – mail returned)

Krystyna McNicoll, M.D.
Pacific Palisades Medical Group
15200 West Sunset Boulevard, Suite 107
Pacific Palisades, CA 90272

Kutcher & Cohen
21300 Victory Boulevard, Suite 420
Woodland Hills, CA 91367-2332

Los Angeles Co.
P.O. Box 54018
Los Angeles, CA 90054

Manning, Kass, Ellrod, Ramirez, Trester, LLP
c/o Herzlich & Blum, LLP
15760 Ventura Boulevard, Suite 2024
Encino, CA 91436

Manning & Marder
801 South Figueroa Street, 15th Floor
Los Angeles, CA 90017-3012

Navient Solutions, Inc.
Department of Education Loan Services
P.O. Box 9635
Wilkes-Barre, PA 18773-9635

New York State Department of Taxation & Finance
Bankruptcy Section
P.O. Box 5300
Albany, NY 12205-0300

Ocwen Loan Servicing
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Ocwen Loan Servicing, LLC
Law Offices of Les Zieve
30 Corporate Park, Suite 450
Irvine, CA 92606-3401

One West Bank
P.O. Box 7056
Pasadena, CA 91109-9699

Paul Cohen
Investigative Resources, Inc.
11858 Ebb Tide Lane
Malibu, CA 90265

Providence St. Joseph Medical Center
501 South Buena Vista Street
Burbank, CA 91505

Prudential Insurance
P.O. Box 41594
Philadelphia, PA 19176

Quality Loan Servicing Corp.
411 Ivy Street
San Diego, CA 92101

Richard Ross
424 South Beverly Drive
Beverly Hills, CA 90212

Robert J. Simon, M.D.
13320 Riverside Drive, Suite 214
Sherman Oaks, CA 91423

Robinsons & Associates
1612 Beverly Boulevard
Los Angeles, CA 90026

SLBiggs
10960 Wilshire Boulevard, 7th Floor
Los Angeles, CA 90024-3710

Steven H. Haney, a Law Corporation
Haney and Young
1055 West 7th Street, Suite 1950
Los Angeles, CA 90017

Sunrise Senior Living, Inc.
4792 Lakeview Avenue
Yorba Linda, CA 92886

UCLA Medical Group
Patient Pay Department
P.O. Box 748156
Los Angeles, CA 90074

Unifund
William Buttry
5200 North Palm Avenue, Suite 401
Fresno, CA 93704

Verizon Wireless
P.O. Box 26055
Minneapolis, MN 55426

Verizon – MCI #7FA3
500 Technology Drive, Suite 300
Weldon Spring, MO 63304

Wells Fargo Keogh
2829 Townsgate Road, Suite 200
Westlake Village, CA 91361