

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Derrick Talerico (Bar # 223763) WEINTRAUB ZOLKIN TALERICO & SELTH LLP 11766 Wilshire Blvd., Suite 450 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Fallah	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  FALLAH NASSER ALFALLAH,    Debtor(s).	CASE NO.: 2:22-bk-16991-NB CHAPTER: 11  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 12/05/2023	<b>Time:</b> 1:00 pm
<b>Location:</b> Courtroom 1545, 255 East Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 11/28/2023

**Description of property to be sold:**  
1365 Shadybrook Drive, Beverly Hills, CA 90210

**Terms and conditions of sale:**  
Per the California Residential Purchase Agreement attached to the Motion to sell the Property.

**Proposed sale price:** \$ 7,020,000.00

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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):** N/A

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

December 5, 2023 at 1:00 pm  
Courtroom 1545  
255 East Temple Street  
Los Angeles, CA 90012

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

Derrick Talerico  
1766 Wilshire Blvd., Suite 450  
Los Angeles, CA 90025  
Telephone: 424-500-8552  
Email: dtalerico@wztslaw.com

Date: 11/14/2023

## 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:  
11766 Wilshire Blvd., Suite 450, Los Angeles, CA 90025

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)* 11/14/2023, 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:

See attached NEF service list

Service information continued on attached page

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

On *(date)* \_\_\_\_\_, 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.

Pursuant to Judge Bason's procedures, Chambers does not require courtesy copies.

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.

11/14/2023  
*Date*

Martha E. Araki  
*Printed Name*

/s/ Martha E. Araki  
*Signature*

In re Fallah Nasser Alfallah

Case No. 2:22-bk-16991-NB

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

- Attorneys for Debtor Fallah Nasser Alfallah: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com
- Attorneys for Creditor Axos Bank c/o Severson & Werson, APC: **Adam N Barasch, Donald H Cram III:** anb@severson.com; dhc@severson.com; cas@severson.com; elw@severson.com
- Attorneys for Creditor Golden State Bank: **Joshua K Partington, Andrew Still:** jpartington@swlaw.com; astill@swlaw.com; mlinker@swlaw.com; kcollins@swlaw.com
- Attorneys for Creditor Didier Li: **Brett Ramsaur:** brett@ramsaurlaw.com; alecia@ramsaurlaw.com; paralegal@ramsaurlaw.com
- Attorneys for Creditor BMW Financial Services NA LLC c/o AIS Portfolio Services LLC: **Arvind Nath Rawal:** arawal@aisinfo.com
- Courtesy NEF/Interested Party: **Valerie Smith:** claims@recoverycorp.com
- Attorneys for Creditor JPMorgan Chase Bank, N.A. s/b/m/t Chase Bank USA, N.A.: **Kiana Witcher:** kiana.witcher@bonialpc.com
- US Trustee's Office: ustpregion16.la.ecf@usdoj.gov; **Dare Law:** dare.law@usdoj.gov; ron.maroko@usdoj.gov