

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address 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 <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: SARKIS ARPAJIAN, Debtor(s).	CASE NO.: 1:24-bk-12141-VK CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 03/12/2025	Time: 1:30 pm
Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** 02/26/2025

Description of property to be sold:
 that certain residential real property commonly known as 6626 Orion Avenue, Van Nuys, California 91406, identified by Los Angeles County Assessor's Parcel Number 2234-019-016 (the "Real Property")

Terms and conditions of sale:
 "AS-IS, WHERE-IS" basis, for a sales price of \$1,449,000.00, with no representations or warranties, and with no contingencies

Proposed sale price: \$ 1,449,000.00

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:

Date & time: March 12, 2025 at 1:30 p.m.
Address: 21041 Burbank Boulevard, Courtroom 301, Woodland Hills, CA 91367

or

Date & Time: March 12, 2025 at 1:30 pm
Meeting URL: <https://cacb.zoomgov.com/j/1604033068>
Meeting ID: 160 403 3068
Password: 798300
Telephone: 1-669-254-5252 OR 1-646-828-7666
Telephone Password: 798300

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: 02/19/2025

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OVERBID PROCEDURE

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

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Forty-Three Thousand Four Hundred Seventy and no/100 Dollars (\$43,470.00) (the "Earnest Money Deposit") made payable to "Mission Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement, attached as Exhibit A to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale, with no contingencies;

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

(4) attend the Hearing, in person or via ZoomGov video or audio, to participate in the overbidding; and

B. The initial overbid shall be a total of \$1,460,000.00, i.e., \$11,000.00 more than the Sales Price of \$1,449,000.00, and all additional overbids must be made in minimum increments of

1 \$5,000.00 over the last stated overbid made on the record.

2 If highest bidder ("Highest Bidder") fails to close the Sale
3 Escrow on or before the first business day that is at least
4 fifteen (15) days after entry of the Sale Order, Highest Bidder
5 shall forfeit the Earnest Money Deposit and the next highest
6 bidder shall pay the next highest bid to purchase the Real
7 Property within ten business days of written notification,
8 transmitted via facsimile and/or e-mail, of Highest Bidder's
9 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)* 02/19/2025, 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), ustpregion16.wh.ecf@usdoj.gov
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com
Debtor's Counsel: Sevan Gorginian, sevan@gorginianlaw.com, 2486@notices.nextchapterbk.com, ani@gorginianlaw.com
Creditor's Counsel: Asaph Abrams, ecfcacb@aldridgepите.com, aabrams@ecf.courtdrive.com, Jenelle C. Arnold, ecfcacb@aldridgepите.com, jarnold@ecf.courtdrive.com

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/19/2025, 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: Sarkis Arpajian, 6626 Orion Ave, Van Nuys, CA 91406; Debtor's spouse: Grecia Almada Barcenas, 6626 Orion Ave, Van Nuys, CA 91406; Trustee's Broker: Behnaz Tavakoli, The One Luxury Properties, 5000 N. Parkway Calabasas Ste:100 Calabasas CA 91302; Escrow: Mihee Chir, Mission Escrow, 15910 Ventura Blvd., #1160, Encino, CA 91436; Title: Rich Miehle, Mina Chin, First American Title Company, 330 N. Brand Blvd., #1150, Glendale, CA 91203; Proposed Buyer: Taylor Giunto, c/o Ariana Berson, Compass Realty, 5016 Parkway Calabasas, Suite 100, Calabasas, CA 91302; Secured Creditors: 1st TD Holder, Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603; 2nd TD Holder The Huntington National Bank, 5555 Cleveland Avenue, GW1W47 / Foreclosure, Columbus, OH 43231; Los Angeles County Tax Collector, P.O Box 54027, Los Angeles, CA 90054; Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346; Franchise Tax Board (General), P.O. Box 942840, Sacramento, CA 94240; U.S Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 354, 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)* 02/19/2025, 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.

02/19/2025
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Additional Service List for Notice

Caliber Home Loans
1795 International Way
Idaho Falls, ID 83402

Franchise Tax Board (General)
P.O. Box 942840
Sacramento, CA 94240

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

Franchise Tax Board (Los Angeles)
Los Angeles Field Office
300 S. Spring Street # 5704
Los Angeles, CA 90013

Internal Revenue Service
300 North Los Angeles Street
Los Angeles, CA 90012

Huntington National Bank GW1W18
P.O. Box 182387
Columbus, OH 43218

LADWP
P.O. Box 30808
Los Angeles, CA 90030

SBA (Texas)
1545 Hawkins Blvd. Suite 202
El Paso, TX 79925

LADWP
111 North Hope Street
Los Angeles, CA 90012

Shellpoint Mortgage Servicing
P.O. Box 650840
Dallas, TX 75265

So Cal Gas
P.O. Box C
Monterey Park, CA 91756

Small Business Administration (SBA)
14925 Kingsport Road
Fort Worth, TX 76155

So Cal Gas
1801 S. Atlantic Blvd.
Monterey Park, CA 91754

Synchrony Bank
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541

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

U.S. Small Business Administration (SBA)
312 North Spring Street, 5th Floor
Office of General Counsel
Los Angeles, CA 90012

TCF National Bank
1405 Xenium Lane
Plymouth, MN 55441

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