

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Varand Gourjian, Esq. (SBN 205344) GOURJIAN LAW GROUP, P.C. 101 North Brand Boulevard, Suite 1220 Glendale, California 91203 Telephone (818) 956-0100 Facsimile (818) 956-0123 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: DEAN ALLEN THOMAS and JANICE SARAVALLI THOMAS, Debtor Social Sec. No. xxx-xx-7114 Joint Debtor Social Sec. No. xxx-xx-7443 Debtor(s).	CASE NO.: 2:12-bk-28755-ER CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
---	---

Sale Date: 08/21/2013	Time: 10:00 am
Location: 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 08/07/2013

Description of property to be sold: 722 Esplanade, Redondo Beach, CA 90277

Terms and conditions of sale:

1. The purchase price is \$2,150,000.00 and there is no loan or financing contingency for this purchase. 2. The property will be sold "as is, where is" with no warranties or representations of any kind whatsoever. 3. All undisputed liens will be paid through escrow. 4. Should the property be sold by this Court's order to a third party overbidder, proposed buyer shall be entitled to receive from escrow a "break out" fee of \$22,000 for being the stalking horse bidder.

Proposed sale price: \$ 2,150,000.00

Overbid procedure (if any): 1. Overbid must be all cash and at least \$2,175,000.00. 2. Any potential overbidder must contact the Trustee's counsel at least 24 hours prior to the Motion hearing and provide evidence of financial resources and submit a deposit of at least \$100,000.00 via cashier's check or cash. 3. Overbid increments at discretion of the Court

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

August 21 2013 at 10:00am
U.S. Courthouse
Courtroom 1568
255 E. Temple St.
Los Angeles, California 90012

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

Varand Gourjian, Esq.
GOURJIAN LAW GROUP, P.C.
101 North Brand Boulevard, Suite 1220
Glendale, California 91203
Telephone (818) 956-0100
Facsimile (818) 956-0123
varand@gourjianlaw.com

Date: 07/03/2013

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:
101 N. Brand Blvd., Suite 1220, Glendale, CA 91203

A true and correct copy of the foregoing document described as **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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”) – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On **July 3, 2013** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Wesley H Avery (TR) wamiracle6@yahoo.com, jmoattrustee@gmail.com;C117@ecfcbis.com
Kirk Brennan calilawofficeecf@gmail.com
Varand Gourjian vg@gourjianlaw.com, lucy@gourjianlaw.com;susie@gourjianlaw.com
M Jonathan Hayes jhayes@srhlawfirm.com,
roksana@srhlawfirm.com;carolyn@srhlawfirm.com;eroberson@srhlawfirm.com;erin@srhlawfirm.com
Andre A Khansari andre@khansarilaw.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
Kristi M Wells bknotice@rcolegal.com

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served):

On **July 3, 2013** I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service 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.

DJ Capital Group, LLC
c/o Itec Financial
220 S. Pacific Coast Hwy. #101
Redondo Beach, CA 90277

Nina Patel
220 S. Pacific Coast Hwy. #101
Redondo Beach, CA 90277

ITEC Financial, Inc.
220 S. Pacific Coast Hwy, #101
Redondo Beach, CA 90277

U.S. Bank Home Mortgage
P.O. Box 6060
Newport Beach, CA 92658-6060

Rutan & Tucker, LLP
611 Anton Blvd., 14th Floor
Costa Mesa, CA 92626

Internal Revenue Service
Attn: Neal Kakuske Mail Stop 5117
300 N Los Angeles St.
Los Angeles, CA 90012

Service information continued on attached page

III. 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 **July 3, 2013**, 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.

The Honorable Judge Ernest M. Robles
U.S. Bankruptcy Court, Central District of California
255 E. Temple Street. Suite 1560
Los Angeles, CA 90012

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

July 3, 2013
Date

Lucy Melkonian
Type Name

/s/ Lucy Melkonian
Signature

Label Matrix for local noticing

0973-2

Case 2:12-bk-28755-ER

Central District Of California

Los Angeles

Wed Jul 3 10:27:48 PDT 2013

American Express

American Express Special Research

Po Box 981540

El Paso, TX 79998-1540

American Express/ Macy's

PO Box 183084

Columbus, OH 43218-3084

Bank Of America, N.a.

450 American St

Simi Valley, CA 93065-6285

California Bank & Trust

1900 Main Street

Suite 100

Irvine, CA 92614-7325

Capital One Bank (USA), N.A.

PO Box 71083

Charlotte, NC 28272-1083

Chase Mnt Bk

Attention: Bankruptcy

Po Box 15298

Wilmington, DE 19850-5298

Dr. Steve Oliveira

3800 Highland Avenue #200

Manhattan Beach, CA 90266-3100

FIA CARD SERVICES, N.A.

4161 Piedmont Parkway

NC4 105 03 14

Greensboro, NC 27410

Franchise Tax Board

PO Box 2952

Sacramento Ca 95812-2952

U.S. Bank National Association, As Successor

RCO Legal, PS.
Main Document Page 4 of 6

1241 E. Dyer Road, Suite 250

Santa Ana, CA 92705-5611

American Express

PO Box 981535

El Paso, TX 79998-1535

Amex Dsnb

9111 Duke Blvd

Mason, OH 45040-8999

Bayside Properties

414 Torrance Blvd.

Redondo Beach, CA 90277-3325

California Bank & Trust

c/o Corporation Service Company

dba CSC- Lawyers Incorporating Svc

2710 Gateway Oaks Drive, Suite 150N

Sacramento, CA 95833-3502

Capital One, N.a.

Capital One Bank (USA) N.A.

Po Box 30285

Salt Lake City, UT 84130-0285

Citibank Sd, Na

Attn: Centralized Bankruptcy

Po Box 20507

Kansas City, MO 64195-0507

Easy Reader

PO Box 427

Hermosa Beach, CA 90254-0427

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

INTERNAL REVENUE SERVICE*

300 North Los Angeles Street

M/S 5022

Los Angeles, CA 90012-3351

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

American Express Bank, FSB

c o Becket and Lee LLP

POB 3001

Malvern, PA 19355-0701

(p)BANK OF AMERICA

PO BOX 982238

EL PASO TX 79998-2238

California Bank & Trust

11622 El Camino Real

Suite 200

San Diego, CA 92130-2051

California Bank & Trust

c/o Thomas Salinger

Rutan & Tucker, LLP

611 Anton Blvd., 14th Floor

Costa Mesa, CA 92626-7681

Chase

Po Box 15298

Wilmington, DE 19850-5298

Citibank, N.A.

Dept. 56-4204596695

Office Depot Credit Plan

PO Box 689020

Des Moines, IA 50368-9020

Eric and Monique Buhr

4912 W. 137th Place

Hawthorne, CA 90250-6535

Fia Csna/Bank of America

Attn: Bankruptcy

Po Box 15102

Wilmington, DE 19886-5102

ITec Financial

220 S. Pacific Coast Highway

Redondo Beach, CA 90277-3339

Indymac Bank/Onewest bank
Attn:Bankruptcy
2900 Esperanza Crossing
Austin, TX 78758-3658

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia Pa 19101-7346

Levene, Neale, Bender, Yoo & Brill
10250 Constellation Blvd
#1700
Los Angeles, CA 90067-6253

PYOD, LLC its successors and assigns as assi
of Citibank
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Simla Mehta and Meenesh Mehta
718 Avenue D
Redondo Beach, CA 90277-4924

Svo Portfolio Services
Attn: Loan Servicing Administration
9002 San March Court
Orlando, FL 32819-8600

United States Trustee (LA)
725 S Figueroa St., 26th Floor
Los Angeles, CA 90017-5413

Us Bank Mort
3121 Michaelson Dr
Irvine, CA 92612-7672

Value Mortgage, Inc
414 Torrance Blvd.
Redondo Beach, CA 90277-3325

Volkswagon Credit Inc
National Bankruptcy Services
9441 Lbj Freeway, Suite 250
Dallas, TX 75243-4640

Dean Allen Thomas
30605 Cartier Drive
Rancho Palos Verdes, CA 90275-5630

Dr. and Mrs. Schertz
c/o SIMON RESNIK HAYES LLP
15233 Ventura Blvd., Suite 250
Sherman Oaks, CA 91403-2204

Janice Saravalli Thomas
30605 Cartier Drive
Rancho Palos Verdes, CA 90275-5630

Kirk Brennan
California Law Office PC
21250 Hawthorne Blvd
Ste 500
Torrance, CA 90503-5514

Wesley H Avery (TR)
28005 Smyth Drive # 117
Valencia, CA 91355-4023

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Bank Of America
Po Box 982238
El Paso, TX 79998

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)CBIZ Valuation Group LLC

(u)Courtesy NEF

(d)American Express
PO Box 981535
El Paso, TX 79998-1535

(d)Value Mortgage, Inc.
414 Torrance Blvd.
Redondo Beach, CA 90277-3325

(u)Eric Buhr

(u)Lou Frasco

End of Label Matrix
Mailable recipients 44
Bypassed recipients 7
Total 51