

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

<p>In re:</p> <p>DEAN ALLEN THOMAS and JANICE SARAVALLI THOMAS,</p> <p>Debtor Social Sec. No. xxx-xx-7114 Joint Debtor Social Sec. No. xxx-xx-7443</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:12-bk-28755-ER CHAPTER: 7</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 07/10/2013</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 06/26/2013

**Description of property to be sold:** 1901 Pacific Coast Highway, Hermosa Beach, CA 90254

**Terms and conditions of sale:** 1. Purchase price is \$1,100,000.00; 2. Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever; 3. All undisputed liens will be through escrow; and 4. All disputed liens will attach to proceeds of sale with same force, effect, validity, and priority.

**Proposed sale price:** \$ 1,100,000.00

**Overbid procedure (if any):** 1. Overbid must be all cash and at least \$1,125,000.00; 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 \$33,750.00 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:**

July 10, 2013 at 11:00am  
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  
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: 06/12/2013

## 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 **June 12, 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 **June 12, 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.

**The Glen Swette Living Trust**  
**Attn: Glen Swette**  
**616 S. Gertruda Avenue**  
**Redondo Beach, CA 90277**

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

**Peggy Grilich**  
**20029 Mansel Avenue**  
**Torrance, CA 90503**

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 **June 12, 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.

June 12, 2013  
Date

Susie Grigoryan  
Type Name

/s/ Susie Grigoryan  
Signature

Label Matrix for local noticing  
0973-2  
Case 2:12-bk-28755-ER  
Central District Of California  
Los Angeles  
Tue Jun 11 13:58:16 PDT 2013

1241 E. Dyer Road, Suite 250  
Santa Ana, CA 92705-5611

255 East Temple Street,  
Los Angeles, CA 90012-3332

American Express  
American Express Special Research  
Po Box 981540  
El Paso, TX 79998-1540

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

American Express Bank, FSB  
c o Becket and Lee LLP  
POB 3001  
Malvern, PA 19355-0701

American Express/ Macy's  
PO Box 183084  
Columbus, OH 43218-3084

Amex Dsnb  
9111 Duke Blvd  
Mason, OH 45040-8999

(p)BANK OF AMERICA  
PO BOX 982238  
EL PASO TX 79998-2238

Bank Of America, N.a.  
450 American St  
Simi Valley, CA 93065-6285

Bayside Properties  
414 Torrance Blvd.  
Redondo Beach, CA 90277-3325

California Bank & Trust  
11622 El Camino Real  
Suite 200  
San Diego, CA 92130-2051

California Bank & Trust  
1900 Main Street  
Suite 100  
Irvine, CA 92614-7325

California Bank & Trust  
c/o Corporation Service Company  
dba CSC- Lawyers Incorporating Svc  
2710 Gateway Oaks Drive, Suite 150N  
Sacramento, CA 95833-3502

California Bank & Trust  
c/o Thomas Salinger  
Rutan & Tucker, LLP  
611 Anton Blvd., 14th Floor  
Costa Mesa, CA 92626-7681

Capital One Bank (USA), N.A.  
PO Box 71083  
Charlotte, NC 28272-1083

Capital One, N.a.  
Capital One Bank (USA) N.A.  
Po Box 30285  
Salt Lake City, UT 84130-0285

Chase  
Po Box 15298  
Wilmington, DE 19850-5298

Chase Mnt Bk  
Attention: Bankruptcy  
Po Box 15298  
Wilmington, DE 19850-5298

Citibank Sd, Na  
Attn: Centralized Bankruptcy  
Po Box 20507  
Kansas City, MO 64195-0507

Citibank, N.A.  
Dept. 56-4204596695  
Office Depot Credit Plan  
PO Box 689020  
Des Moines, IA 50368-9020

Dr. Steve Oliveira  
3800 Highland Avenue #200  
Manhattan Beach, CA 90266-3100

Easy Reader  
PO Box 427  
Hermosa Beach, CA 90254-0427

Eric and Monique Buhr  
4912 W. 137th Place  
Hawthorne, CA 90250-6535

FIA CARD SERVICES, N.A.  
4161 Piedmont Parkway  
NC4 105 03 14  
Greensboro, NC 27410

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

Fia Csna/Bank of America  
Attn: Bankruptcy  
Po Box 15102  
Wilmington, DE 19886-5102

Franchise Tax Board  
PO Box 2952  
Sacramento Ca 95812-2952

INTERNAL REVENUE SERVICE\*  
300 North Los Angeles Street  
M/S 5022  
Los Angeles, CA 90012-3351

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  
 Main Document Page 5 of 6  
 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