

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & 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;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 02/19/2014</p>	<p>Time: 11:00 am</p>
<p>Location: 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 02/05/2014

Description of property to be sold: Real Property located at 400-414 Torrance Blvd., Redondo Beach, CA 90277

Terms and conditions of sale: 1. Purchase price is \$2,050,000.00; 2. Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever; and 3. All undisputed liens will be paid through escrow.

Proposed sale price: \$ 2,050,000.00

Overbid procedure (if any): 1. Overbid must be all cash and at least \$2,100,000.00; 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 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:

February 19, 2014 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: 01/14/2014

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 North Brand Boulevard, Suite 1220, Glendale, CA 91203

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)* 01/13/2014, 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:

Service information continued on attached page

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

On *(date)* 01/13/2014, 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.

Beach Cities Investments, LLC 404 Torrance Blvd., Redondo Beach, CA 90277

Fred & Maria Crawford 404 Torrance Blvd., Redondo Beach, CA 90277

Dean Thomas & Janice Saravalli Thomas 30605 Cartier Drive, Rancho Palos Verdes, CA 90275

Rick Henderson 1007 Pacific Ave., Manhattan Beach, CA 90266

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)* 01/13/2014, 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.

Honorable Ernest Robles (Via Attorney Service)

US Courthouse, Suite 1568

255 E. Temple Street

Los Angeles, CA 90012

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.

01/13/2014
Date

Lucy Melkonian
Printed Name

/s/ Lucy Melkonian
Signature

In re:
DEAN ALLEN THOMAS and JANICE SARAVALLI THOMAS

CHAPTER 7

Debtors.

CASE NUMBER: 2:12-bk-28755- ER

SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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