

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Peter J. Mastan, Trustee 550 S. Hope St., Suite 825 Los Angeles, CA 90071 (213) 452-4928 travis@gumportlaw.com	FOR COURT USE ONLY
<input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	

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

In re:  JOHN NEMANDOUST, and ANNETTE ASSIL   Debtor(s).	CASE NO.: 2:12-bk-48568-RN CHAPTER: 7
	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 07/25/2013	<b>Time:</b>
<b>Location:</b>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 07/25/2013

**Description of property to be sold:** \_\_\_\_\_  
 Estate's interest in real property described as "433 N. Bowling Green, Los Angeles, California 90049"

**Terms and conditions of sale:** "AS IS" and "WHERE IS" basis, subject to all existing encumbrances, liens, claims and restrictions thereon, if any.

**Proposed sale price:** \$ 10,000.00

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): None.

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

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

Peter J. Mastan  
550 S. Hope St., Suite 825  
Los Angeles, CA 90071  
(213) 452-4928  
travis@gumportlaw.com

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Date: 07/08/2013

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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.

**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:

Gumport | Mastan, 550 S. Hope Street, Suite 825, Los Angeles, CA 90071

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 8, 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 addresses indicated below:

Patti H Bass ecf@bass-associates.com  
Ron Bender rb@lnbyb.com  
Peter J Mastan (TR) pmastan@gumportlaw.com, pmastan@ecf.epiqsystems.com  
Ramesh Singh claims@recoverycorp.com  
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

\_\_\_ 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 8, 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.

**BY U.S. MAIL**

**UNITED STATES BANKRUPTCY COURT**

Honorable Richard M. Neiter  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Bldg. and Courthouse  
255 E. Temple Street, Suite 1652  
Los Angeles, CA 90012

\_\_\_ Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_ I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

**July 8, 2013**

Date

**KATHLEEN MAROSY**

Type name

  
Signature