

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  JEREMY W. FAITH (SBN 190647) MEGHANN TRIPLETT (SBN 268005) MARGULIES FAITH LLP 16030 Ventura Blvd., Suite 470 Encino California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777 Email: Jeremy@MarguliesFaithLaw.com Email: Meghann@MarguliesFaithlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Peter J. Mastan, Chapter 7 Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  VICTOR LEWIS THRASH,       Debtor(s).	CASE NO.: 2:13-bk-27552-ER CHAPTER: 7       <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<b>Sale Date:</b> 09/04/2014	<b>Time:</b> 10:00 am
<b>Location:</b> 255 E. Temple Street, Courtroom 1568, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private **Last date to file objections:** 08/21/2014

**Description of property to be sold:** Real property located at 5455 Elm Avenue, Long Beach, California 90805  
 Easy to maintain 3 unit building in a good rental area. Unit mix is 1 - 2 bedroom / 1 bath and 2 - 1 bedroom / 1 bath.  
 Units are spacious. Two car garage plus parking pad area for 4 additional cars. Separately metered for gas and electric.  
 Close to shopping and transportation.

**Terms and conditions of sale:** The Trustee is providing marketable title to the Property.  
 The sale is otherwise "as-is," "where-is," "with all faults," and without any representations or warranties of any kind and is subject to overbid at the hearing.

**Proposed sale price:** \$ 405,000.00

**Overbid procedure (if any):** Initial overbid \$10,000 above the proposed sale price, with each additional bid in \$5,000 increments. Overbidders must deliver a deposit in the amount of \$40,500 by way of cashier's check made payable to "Peter J. Mastan, Chapter 7 Trustee," and proof of financial ability to close the sale to the Trustee's Counsel by 8/29/14.

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

September 4, 2014 at 10:00 a.m., in Courtroom 1568, of the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, California 90012

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

Counsel for the Trustee:

Jeremy W. Faith or Meghann Triplett of MARGULIES FAITH LLP

Telephone: (818) 705-2777

Email: [Jeremy@MarguliesFaithLaw.com](mailto:Jeremy@MarguliesFaithLaw.com)

Email: [Meghann@MarguliesFaithlaw.com](mailto:Meghann@MarguliesFaithlaw.com)

Date: 08/08/2014

## 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:  
16030 Ventura Blvd., Suite 470, Encino, CA 91436

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)* 08/08/2014, 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)* 08/08/2014, 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.

Honorable Ernest M. Robles, U.S. Bankruptcy Court, 255 E. Temple Street, Suite 1560, Los Angeles CA 90012

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)* \_\_\_\_\_, 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.

08/08/2014  
*Date*

Helen Cardoza  
*Printed Name*

/s/ Helen Cardoza  
*Signature*

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

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