

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Varand Gourjian, Esq. (SBN 205344) Michael Avanesian, Esq. (SBN 278685) 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 michael@gourjianlaw.com</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: FRYDOUN SHEIKHPOUR,</p> <p>Debtor SSN # xxx-xx-0274</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:14-bk-25916-BR CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 03/23/2016</p>	<p>Time: 10:00 am</p>
<p>Location: Courtroom 1668, 255 E. Temple St., Los Angeles, CA 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 03/09/2016

Description of property to be sold:
Gas Station, all of its equipment and fixtures, together with the underlying real property located at 15606 Inglewood Avenue, Lawndale, California.

Terms and conditions of sale:
The Property will be sold "as is, where is" with no warranties or representations of any kind whatsoever.

Proposed sale price: \$ 2,400,000.00

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): See attached, proposed overbid procedures

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

March 23, 2016 at 10:00 a.m., in Courtroom 1668, 255 E. Temple St., Los Angeles, CA 90012.

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

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Date: 02/26/2016

Recommended Overbidding Procedures

The Trustee believes that the Court may require an opportunity for overbidding prior to the approval of the proposed sale. As a result, the Trustee proposes the following overbidding procedures:

- (1) The overbid must be all cash and must be at least \$2,500,000, with no contingencies to closing whatsoever.
- (2) Any party who would like to bid on the Property during the hearing on the Motion must contact the Trustee's counsel at least 24 hours prior to the hearing and provide evidence of financial resources to the Trustee's reasonable satisfaction. Any overbidder must also submit, before the time of the hearing, a deposit for the purchase of the Property by cashier's check or other cash equivalent in the amount of at least \$50,000.
- (3) Overbid increments to be at the discretion of the Court.