Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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[ ] *Individual appearing without attorney*
[x] *Attorney for:* John Pringle, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - Riverside Division

In re: Iraj Maqsoudi, an individual

SSN xxx-xx-4343

Debtor(s).

CASE NO.: 6:13-bk-26429-MH
CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 2, 2016 **Time:** 11:00 a.m.

Location: Courtroom 303, 3420 Twelfth Street, Riverside CA 92501

Type of Sale: [x] Public [ ] Private **Last date to file objections:** February 24, 2016

Description of property to be sold: that commercial building commonly known as 11889 Magnolia Avenue, Riverside CA 92503 bearing Riverside County Assessor's Parcel Number 142-202-013 and any personalty found there.

Terms and conditions of sale: On an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies. All liens and encumbrances of record will be satisfied through the sale.

Proposed sale price: $460,000

Overbid procedure (*if any*): Increments of $2,000. Bid deposit of $13,800 must be tendered on or before February 24, 2016. Bid deposit is non-refundable if overbidder is the winning bidder. A winning overbidder must close within 30 days of the entry of an order approving the sale or forfeit its bid deposit.

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

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

See contact information for Wesley H. Avery on the previous page.

Date: 9 Feb 16

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 28005 Smyth Drive # 117, Valencia CA 91355. A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Real 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*) February 9, 2016, 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:

- **Wesley H Avery** wamiracle6@yahoo.com, wavery@rpmlaw.com
- **Arshak Bartoumian - DISBARRED -** bankruptcy.omnialegal@gmail.com, lawofficesofbartoumian@yahoo.com;dey.lawofficesofbartoumian@yahoo.com
- **Michael Jay Berger** michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com
- **John F Brady** johnbrady.cbg@zoho.com, jfb.ecf@gmail.com
- **Thomas W Gillen - DISBARRED -** bigtomgil@aol.com
- **Leslie M Klott** bankruptcy@zievelaw.com
- **John P Pringle (TR)** johnppringle@earthlink.net, jpringle@ecf.epiqsystems.com
- **Lisa H Robinson** johnbrady.cbg@zoho.com
- **Ramesh Singh** claims@recoverycorp.com
- **United States Trustee (RS)** ustpregion16.rs.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:
On (*date*) February 9, 2016, 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.

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*) February 9, 2016, 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.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

2/9/16	Alexandria Fitzpatrick	/s/ Alexandria Fitzpatrick
Date	*Printed Name*	*Signature*