

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address William M. Burd -- Bar No. 90801 Karen Sue Naylor -- Bar No. 144273 BURD & NAYLOR 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email wmburd@burd-naylor.com Email knaylor@burd-naylor.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Arturo Cisneros	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: FARHAD SEPEHRI Debtor(s)	CASE NO.: 6:12-bk-35085 WJ CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 08/27/2013	Time: 10:30 am
Location: U.S. Bankruptcy Court, 3420 Twelfth Street, Courtroom 302, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 08/13/2013

Description of property to be sold:

Real property commonly known as 41815 Vardon Drive, Temecula, California 92591 and legally described as:
 Lot 17 of Tract No. 23371-4, in the city of Temecula, County of Riverside, State of California, as per map recorded in
 book 2232 pages 1 through 9, of maps, in the office of the county recorder of said county.
 APN: 953-290-037-6.

Terms and conditions of sale:

All cash. As is, where is without warranty or representations.

Proposed sale price: \$ 345,000.00

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):

Initial overbid of \$350,000.00 required. Written overbids, a deposit of \$5,000.00 and proof of ability to consummate the purchase must be submitted to the Trustee no later than 3:00 p.m. on Thursday, August 22, 2013.

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

Sale is free and clear of liens.

Hearing is: August 27, 2013

10:30 a.m.

Courtroom 302

U.S. Bankruptcy Court

3420 Twelfth Street

Riverside, CA 92501

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

Steven M. Speier

American Spectrum Realty Management, LLC

PO Box 7637

Newport Beach, CA 92658

Office Phone (949) 753-5863

Cell Phone (949) 510-4018

Facsimile (949) 825-6406

Email sspeier@asrmanagement.com

Date: 08/02/2013

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:
200 West Santa Ana Boulevard, Suite 400, Santa Ana, California 92701

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)* 08/02/2013, 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)* 08/02/2013, 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.

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)* 08/02/2013, 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.

Hon. Judge Wayne Johnson [via Overnight Mail]
U.S. Bankruptcy Court
3420 Twelfth Street Suite 345
Riverside, CA 92501

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.

08/02/2013 Morna I. Crouch
Date *Printed Name*


Signature

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

- Joely Khanh Linh Bui wdk@wolffirm.com, joely.bui@wolffirm.com
- William M. Burd wmburd@burd-naylor.com
- Arturo Cisneros (TR) amctrustee@mclaw.org, acisneros@ecf.epiqsystems.com
- Sharon J Cosgrove sjcecf@gmail.com
- Karen S. Naylor knaylor@burd-naylor.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL

Debtor:
Farhad Sepehri
41815 Vardon Drive
Temecula, CA 92591

Trustee's Real Estate Broker:
Steven M. Speier
American Spectrum Management Group LLC
P.O. Box 7637
Newport Beach, CA 92658

Buyers:
Daniel Sayed / Florence Sayed
c/o Delicia Kiyabu
HomeSmart Real Estate
27645 Jefferson Avenue Suite 116
Temecula, CA 92590

Buyers' Real Estate Agent:
Delicia Kiyabu
HomeSmart Real Estate
27645 Jefferson Avenue Suite 116
Temecula, CA 92590

Jessica Small
First Team Real Estate
29121 Overland Drive
Temecula, CA 92591

Rebecca Shear'Ree
Keller Williams Realty
27290 Madison Avenue #200
Temecula, CA 92590

Bank of America Home Loans
PO Box 650070
Dallas, TX 75265-0070

SERVED VIA CERTIFIED MAIL

Brian Moynihan, CEO/President
Bank of America, NA
100 North Tryon Street
Charlotte, NC 28202