

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RAYMOND H. AVER, SBN - 109577 LAW OFFICES OF RAYMOND H. AVER A Professional Corporation 1950 Sawtelle Boulevard, Suite 120 Los Angeles, California 90025 Telephone: (310) 571-3511 e-mail: ray@averlaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: OXNARD GAS STATION, INC.	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: OXNARD GAS STATION, INC., Debtor(s).	CASE NO.: 1:13-bk-17114-VK CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/19/2014	Time: 2:00 pm
Location: Courtroom 301, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Woodland Hills, California 91367	

Type of Sale: Public Private **Last date to file objections:** 06/05/2014

Description of property to be sold:

Real property located at 3650 South Saviers Road, Oxnard, California 93033 ("Saviers Road Property")
 [APN 219-0-423-060]

Terms and conditions of sale:

The proposed purchase price for the Saviers Road Property is \$2,180,000.00. The proposed purchaser of the Saviers Road Property is SB Gas and Wash Management, Inc. ("SB Gas"). SB Gas has at the same time agreed to sell and transfer title to the Saviers Road Property to Spirit SPE Portfolio CA C-Store, LLC but to continue to own and operate the business at the Saviers Road Property.

Proposed sale price: \$ 2,180,000.00

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

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

The hearing of the "Motion For Order (1) Authorizing Sale Of Real Property, Outside Of The Ordinary Course of Business Under 11 U.S.C. §363(b), And Free And Clear Of Any Interest Under 11 U.S.C. §363(f); (2) Finding That Proposed Purchaser Is Good Faith Purchaser Under 11 U.S.C. §363(m); (3) Waiving 14-Day Stay Period Under FRBP 6004(h); And (4) Approving Settlements" is presently scheduled for June 19, 2014, at 2:00 p.m., in courtroom 301 of the U.S. Bankruptcy Court for the Central District of California [Woodland Hills Division], 21041 Burbank Boulevard, Woodland Hills, California 91367

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

Raymond H. Aver, Esquire
LAW OFFICES OF RAYMOND H. AVER
A Professional Corporation
1950 Sawtelle Boulevard, Suite 120
Los Angeles, California 90025
Telephone: (310) 571-3511
e-mail: ray@averlaw.com

Date: 05/29/2014

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:

1950 Sawtelle Boulevard, Suite 120, Los Angeles, California 90025.

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)* 05/29/2014, 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:

Raymond H. Aver ray@averlaw.com
Russell Clementson russell.clementson@usdoj.gov
Peter T. Steiberg mr.aloha@sbcglobal.net
United States Trustee ustpreion16.wh.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 05/29/2014, 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.

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)* 05/29/2014, 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.

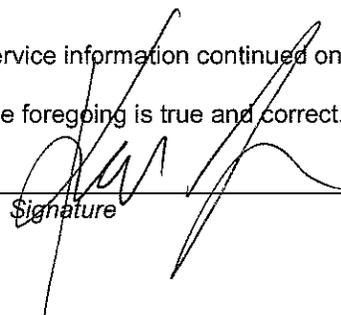
Honorable Victoria S. Kaufman
Bin on 1st Floor outside entry to Clerk's Office

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.

05/29/2014
Date

Karen Flores
Printed Name


Signature

SERVICE LIST

VIA U.S. MAIL

Employment Development Dept.
Bankruptcy Group MIC 92E
P. O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board
Bankruptcy Section MS: A-340
P. O. Box 2952
Sacramento, CA 95812-2952

Franchise Tax Board
Bankruptcy Unit
PO Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

L.A. County Tax Collector
Bankruptcy Unit
P.O. Box 54110
Los Angeles, CA 90054-0110

Los Angeles City Clerk
P.O. Box 53200
Los Angeles, CA 90053-0200

Oxnard Gas Station, Inc.
30423 Canwood St #234
Agoura Hills, CA 91301-4317

Securities & Exchange Commission
5670 Wilshire Blvd., 11th Floor
Los Angeles, CA 90036-5627

Sunset Equity Partners, LLC
6003 Compton Avenue
Los Angeles, CA 90001-1311

Advanced Petroleum Products, Inc.
30423 Canwood Street, #234
Agoura Hills, CA 91301-4317

Hune Lee and Jethamuni V. Lee
10473 Darling Road
Ventura, CA 93004-2471

Internal Revenue Service
300 North Los Angeles Street
M/S 5022
Los Angeles, CA 90012-3351

Internal Revenue Service
Centralized Insolvency Operations
P.O. BOX 7346
Philadelphia, PA 19101-7346

Internal Revenue Services
PO Box 21126
Philadelphia, PA 19114

McWhirter Distributing Company
344 Mira Loma Avenue
Glendale, CA 91204-2913

McWhirter Distributing Company
c/o Tiedt & Hurd
980 Montecito Drive, Suite 209
Corona, CA 92879-1793

Spirit SPE Portfolio Ca C-Stores, LLC
c/o Marsha A. Houston, Esquire
Reed Smith, LLP
355 South Grand Avenue, Suite 2900
Los Angeles, California 90071

State Of California
Board Of Equalization
450 N Street Mic 55
Sacramento, CA 94279-0055

State Of California
Employment Development Department
P.O. Box 826880
Sacramento, CA 94280-0001

Sunset Equity Partners LLC
c/o Peter T. Steinberg
Steinberg Nutter & Brent Law Corporation
23801 Calabasas Rd., Ste 2031
Calabasas, CA 91302-3316

Ventura County Tax Collector
800 South Victoria Avenue
Ventura, CA 93009-1290

Ventura Fuel Management, LLC
SB Gas And Wash Management, Inc.
Klary E. Pucci, Esquire
6420 Wilshire Boulevard, Suite 1420
Los Angeles, CA 90048