

Thomas H. Casey, Esq. Bar No. 138264 Kathleen M. Goldberg, Esq. Bar No. 132637 LAW OFFICES OF THOMAS H. CASEY, INC. 22342 Avenida Empresa, Ste. 200 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 Email: TomCasey@tomcaseylaw.com Attorney for Chapter 7 Bankruptcy Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: PAUL JOHN GIUNTINI, Debtor(s).	CHAPTER 7 CASE NO.: 2:12-bk-22116-BB

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: June 12, 2013	Time: 10:00 a.m.
Location: U.S. Bankruptcy Court, Courtroom 1475, 255 E. Temple, Los Angeles, CA 90012	

Type of Sale: Public Private
Description of Property to be Sold:

Last date to file objections: May 29, 2013

Residential Real Property commonly known as 1258 Hillcrest Avenue, Pasadena, California, and described as follows: Assessor's Parcel No. 5325-025-014

Parcel A:

Parcel 1, in the City of Pasadena, County of Los Angeles, State of California, as shown on Parcel Map No. 6620 filed in Book 68 Pages 97 and 98 of Parcel Maps, in the Office of the County Recorder of said County.

Parcel B:

An easement for the placement of a sewer line to serve Parcel 1 of Parcel Map 6620 filed in Book 68 Pages 97 and 98 of Parcel Maps, in the Recorder's Office of Los Angeles County in the State of California and across that portion of Parcel 2 of said Parcel Map described as follows:

Beginning at the Northwesterly corner of said Parcel 2; thence along the Northerly line of said Parcel 2 North 81° 20' 00" East 129.77 feet to a point in the Easterly line of said Parcel 2, said Easterly line being a curve concave Northeasterly and having a radius of 97.69 feet; thence Southeasterly along said curve an arc length of 6.01 feet; thence South 81° 20' 00" West 129.48 feet; thence North 8° 40' 00" West 5.00 feet to the point of beginning.

Parcel C:

An easement for the placement of drainage line for the use of Parcel 1 of Parcel Map 6620 filed in Book 68 Pages 97 and 98 of Parcel Maps, in the Recorder's Office of Los Angeles County in the State of California and across that portion of Parcel 2 of said Parcel Map described as follows:

Beginning at the Northwesterly corner of said Parcel 2; thence along the Northerly line of said Parcel 2 North 81° 20' 00" East 129.77 feet to a point in the Easterly line of said Parcel 2; said Easterly line being a curve concave Northeasterly and having a radius of 97.69 feet; thence Southeasterly along said curve an arc length of 6.01 feet; thence South 81° 20' 00" West 124.48 feet; thence South 8° 40' 00" East 37.00 feet; thence South 81° 20' 00" West 5.00 feet; thence North 8° 40' 00" West 43.00 feet to the point of beginning.

Terms and Conditions of Sale:

See the Chapter 7 Trustee's Motion for Order 1) Authorizing the Trustee to Sell Real Property (1258 Hillcrest Avenue, Pasadena, California) Pursuant to 11 U.S.C. Sections 363(b); 2) Approving Overbid Procedures; 3) Approving Compensation of Real Estate Broker; and 4) Authorizing

NOTICE OF SALE OF ESTATE PROPERTY

In re Paul John Giuntini Debtor(s).	(SHORT TITLE)	CHAPTER 7 CASE NO.: 2:12-bk-22116-BB
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Distribution of Sale Proceeds ("Sale Motion") on file with the Bankruptcy Court. A copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address indicated above.

Proposed Sale Price: **\$5,900,000, subject to overbid**

Overbid Procedure (If Any): **DEADLINE FOR SUBMITTING BIDS IS JUNE 7, 2012– see the Sale Motion for the full bidding procedures.**

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

Contact Person for Bidder (include name, address, telephone, fax and/or e-mail addresses):

**Ted Clark
Deasy/Penner & Partners
200 South Los Robles Avenue
Suite 100
Pasadena CA 91101**

**Phone: (626) 817-2123
Fax: (626) 529-0842**

Date: May 17, 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:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **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*) **May 17, 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:

- Michael W Aiken MAiken@NBSDefaultServices.com
- James C Bastian jbastian@shbllp.com
- Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com
- Thomas H Casey Imiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Brian Colligan brian.colligan@c2d2law.com
- Vincent V Frounjian vvf@pacbell.net
- Kathleen M Goldberg msilva@tomcaseylaw.com
- Michael S Greger mgreger@allenmatkins.com
- Stuart I Koenig Skoenig@cmkllp.com
- Ryan D ODea rodea@shbllp.com, cmiranda@shbllp.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- Jason M Rund (TR) trustee@srlawyers.com, jrund@ecf.epiqsystems.com
- Melanie C Scott Melanie.Scott@usdoj.gov
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Gilbert B Weisman notices@becket-lee.com
- A Emory Wishon aew@mmwbr.com, jessi@mmwbr.com
- Kirsten A Roe Worley kworley@wthf.com, bcordova@wthf.com

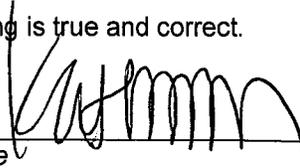
Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **May 17, 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

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

May 17, 2013	Kathy Driggers	
Date	Printed Name	Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

SERVED BY UNITED STATES MAIL:

Interested Party

United States Bankruptcy Court
Attn: Honorable Sheri Bluebond
255 E. Temple Street, Suite 1482
Los Angeles, CA 90012

Debtor

Paul John Giuntini
2 North Lake Avenue, Suite 820
Pasadena, CA 91101-4153

Interested Parties

Ted Clark
Deasy/Penner & Partners
200 South Los Robles Avenue, Suite 100
Pasadena, CA 91101

CRE LJ CA LLC
888 E. Walnut Street
Pasadena, CA 91101

Sandra Ann Jacobson Esq.
Allen Matkins Leck Gamble Mallory & Natsis LLP
1900 Main Street, 5th Floor
Irvine, CA 92614-7321