

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (State Bar No. 155531) tjy@lnbyb.com CARMELA T. PAGAY (State Bar No. 195603) ctp@lnbyb.com LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, CA 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 <input checked="" type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jason M. Rund, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: THOMAS VINCENT GIRARDI, Debtor(s).	CASE NO.: 2:20-bk-21020-BR CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/05/2021	Time: 10:00 am
Location: United States Bankruptcy Court, Courtroom 1668, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: Public Private **Last date to file objections:** 09/22/2021

Description of property to be sold: United States Bankruptcy Court, Courtroom 1668, 255 E. Temple Street, Los Angeles, California 90012
Real property located at 81775 Brown Deer Park, La Quinta, California 92253 (the "Property")

Terms and conditions of sale: _____
Condition of Property: Property purchased "as-is" without any representations or warranties of any kind
Broker's Commissions: Five percent (5%)

Proposed sale price: \$ 1,250,000.00

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 Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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

October 5, 2021

10:00 a.m.

Roybal Federal Building

Courtroom 1668

255 E. Temple Street

Los Angeles, CA 90012

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

Carmela T. Pagay, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: ctp@lnbyb.com

Date: 09/10/2021

EXHIBIT “1”

PROPOSED OVERBID PROCEDURES

FOR PURCHASE OF PROPERTY

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.

2. An overbid will be defined as an initial bid of \$10,000 above the \$1,250,000 proposed purchase price or higher with each additional overbid to be in \$5,000 increments.

3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Jason M. Rund, Chapter 7 Trustee," in the amount of \$37,800 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 calendar days prior to the hearing on the Motion.

4. Overbidders must purchase the Property on the same terms and conditions as the Purchaser.

5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.

6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **October 5, 2021 at 10:00 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

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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 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the **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 **September 13, 2021**, 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 **September 13, 2021**, 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.

<u>Debtor</u> Thomas Vincent Girardi 1126 Wilshire Boulevard Los Angeles, CA 90017	<u>Purchaser</u> Jeffrey D. Stratton & Leah J. Stratton c/o Lisa Blodgett 47-100 Washington Street, Suite 204 La Quinta, California 92253	<u>Purchaser</u> Ruigomez Creditors c/o ABIR COHEN TREYZON SALO, LLP 16001 Ventura Blvd., Suite 200 Encino, CA 91436
<u>Broker</u> William Friedman 1608 Montana Avenue Santa Monica, CA 90403	<u>Broker</u> Steve Enslow 78000 Fred Waring Drive Suite 202 Palm Desert, CA 92211	<u>Courtesy Copy</u> Honorable Barry Russell United States Bankruptcy Court 255 E. Temple St., Suite 1660 Los Angeles, CA 90012

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, **September 13, 2021**, 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.

Service information continued on attached page

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

September 13, 2021	John Berwick	/s/ John Berwick
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>

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

2 Rafey Balabanian on behalf of Creditor Edelson PC
rbalabanian@edelson.com, docket@edelson.com

3
4 Shraddha Bharatia on behalf of Interested Party Courtesy NEF
notices@becket-lee.com

5 Ori S Blumenfeld on behalf of Creditor Jaime Ruigomez
ori@marguliesfaithlaw.com,
6 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

7 Ori S Blumenfeld on behalf of Creditor Joseph Ruigomez
ori@marguliesfaithlaw.com,
8 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

9 Ori S Blumenfeld on behalf of Creditor Kathleen Ruigomez
ori@marguliesfaithlaw.com,
10 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

11 Ori S Blumenfeld on behalf of Interested Party Courtesy NEF
ori@marguliesfaithlaw.com,
12 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

13 Ori S Blumenfeld on behalf of Plaintiff Jaime Ruigomez
ori@marguliesfaithlaw.com,
14 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

15 Ori S Blumenfeld on behalf of Plaintiff Joseph Ruigomez
ori@marguliesfaithlaw.com,
16 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

17 Ori S Blumenfeld on behalf of Plaintiff Kathleen Ruigomez
ori@marguliesfaithlaw.com,
18 Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com

19 Evan C Borges on behalf of Interested Party Erika Girardi
eborges@ggtriallaw.com, cwinsten@ggtriallaw.com

20
21 Richard D Buckley on behalf of Interested Party L.A. Arena Funding, LLC
richard.buckley@arentfox.com

22 Marie E Christiansen on behalf of Creditor KCC Class Action Services, LLC
mchristiansen@vedderprice.com, ecfladocket@vedderprice.com,marie-christiansen-
23 4166@ecf.pacerpro.com

24 Jennifer Witherell Crastz on behalf of Creditor Wells Fargo Vendor Financial Services, Inc.
jcrastz@hrhlaw.com

25
26 Ashleigh A Danker on behalf of Interested Party Courtesy NEF
Ashleigh.danker@dinsmore.com, SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

27 Clifford S Davidson on behalf of Creditor California Attorney Lending II, Inc.
csdavidson@swlaw.com, jlanglois@swlaw.com;cliff-davidson-7586@ecf.pacerpro.com

28

- 1 Joseph C Delmotte on behalf of Interested Party Courtesy NEF
ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepite.com
- 2 Lei Lei Wang Ekvall on behalf of Interested Party Courtesy NEF
lekvall@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
- 3
4 Richard W Esterkin on behalf of Interested Party Courtesy NEF
richard.esterkin@morganlewis.com
- 5 Timothy W Evanston on behalf of Interested Party Courtesy NEF
tevanston@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- 6
7 Timothy W Evanston on behalf of Interested Party Elissa D. Miller
tevanston@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
- 8 Jeremy Faith on behalf of Interested Party Courtesy NEF
Jeremy@MarguliesFaithlaw.com,
9 Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com;Vicky@MarguliesFaithlaw.com
- 10 James J Finsten on behalf of Interested Party Courtesy NEF
, jimfinsten@hotmail.com
- 11
12 James J Finsten on behalf of Interested Party Courtesy NEF
jfinsten@lurie-zepeda.com, jimfinsten@hotmail.com
- 13 Alan W Forsley on behalf of Creditor C.F., an individual
alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com
- 14
15 Alan W Forsley on behalf of Interested Party Courtesy NEF
alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com
- 16 Alan W Forsley on behalf of Plaintiff Christina Fulton
alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com
- 17
18 Eric D Goldberg on behalf of Creditor Stillwell Madison, LLC
eric.goldberg@dlapiper.com, eric-goldberg-1103@ecf.pacerpro.com
- 19 Andrew Goodman on behalf of Attorney William F Savino
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 20
21 Andrew Goodman on behalf of Petitioning Creditor Erika Saldana
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 22 Andrew Goodman on behalf of Petitioning Creditor Jill O'Callahan
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 23
24 Andrew Goodman on behalf of Petitioning Creditor John Abassian
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 25 Andrew Goodman on behalf of Petitioning Creditor Kimberly Archie
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 26
27 Andrew Goodman on behalf of Petitioning Creditor Robert M. Keese
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 28

- 1 Andrew Goodman on behalf of Petitioning Creditor Virginia Antonio
agoodman@andyglaw.com, Goodman.AndrewR102467@notify.bestcase.com
- 2 M. Jonathan Hayes on behalf of Interested Party Courtesy NEF
3 jhayes@rhmfirm.com,
4 roksana@rhmfirm.com;matt@rhmfirm.com;janita@rhmfirm.com;pardis@rhmfirm.com;russ@rhmfirm.com
;david@rhmfirm.com;sloan@rhmfirm.com;boshra@rhmfirm.com;rosario@rhmfirm.com
- 5 Marshall J Hogan on behalf of Creditor California Attorney Lending II, Inc.
6 mhogan@swlaw.com, knestuk@swlaw.com
- 7 Bradford G Hughes on behalf of Interested Party Courtesy NEF
bhughes@Clarkhill.com, mdelosreyes@clarkhill.com
- 8 Razmig Izakelian on behalf of Creditor Frantz Law Group, APLC
9 razmigizakelian@quinnemanuel.com
- 10 Lewis R Landau on behalf of Interested Party Courtesy NEF
Lew@Landaunet.com
- 11 Craig G Margulies on behalf of Creditor Jaime Ruigomez
Craig@MarguliesFaithlaw.com,
12 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 13 Craig G Margulies on behalf of Creditor Joseph Ruigomez
Craig@MarguliesFaithlaw.com,
14 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 15 Craig G Margulies on behalf of Creditor Kathleen Ruigomez
Craig@MarguliesFaithlaw.com,
16 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 17 Craig G Margulies on behalf of Interested Party Courtesy NEF
Craig@MarguliesFaithlaw.com,
18 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 19 Craig G Margulies on behalf of Plaintiff Jaime Ruigomez
Craig@MarguliesFaithlaw.com,
20 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 21 Craig G Margulies on behalf of Plaintiff Joseph Ruigomez
Craig@MarguliesFaithlaw.com,
22 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 23 Craig G Margulies on behalf of Plaintiff Kathleen Ruigomez
Craig@MarguliesFaithlaw.com,
24 Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
- 25 Peter J Mastan on behalf of Interested Party Courtesy NEF
peter.mastan@dinsmore.com, SDCMLFiles@dinsmore.com;Katrice.ortiz@dinsmore.com
- 26 Edith R. Matthai on behalf of Interested Party Courtesy NEF
27 ematthai@romalaw.com, lrobie@romalaw.com
- 28

- 1 Elissa Miller on behalf of Interested Party Courtesy NEF
emiller@sulmeyerlaw.com, emillersk@ecf.inforruptcy.com;ccaldwell@sulmeyerlaw.com
- 2
3 Eric A Mitnick on behalf of Interested Party Courtesy NEF
MitnickLaw@aol.com, mitnicklaw@gmail.com
- 4 Scott H Olson on behalf of Creditor KCC Class Action Services, LLC
solson@vedderprice.com, scott-olson-
5 2161@ecf.pacerpro.com,ecfsdocket@vedderprice.com,nortega@vedderprice.com
- 6 Carmela Pagay on behalf of Plaintiff JASON M RUND
ctp@lnbyb.com
- 7
8 Carmela Pagay on behalf of Trustee Jason M Rund (TR)
ctp@lnbyb.com
- 9 Ambrish B Patel on behalf of Creditor Ally Bank Lease Trust - Assignor to Vehicle Asset Universal
Leasing Trust (a.k.a. "VAULT TRUST", or "V.A.U.L. Trust", or "VAULT", or "V.A.U.L.T."), c/o AIS Port
10 apatelEI@americaninfosource.com
- 11 Leonard Pena on behalf of Interested Party Robert Girardi
lpena@penalaw.com, penasomaecf@gmail.com;penalr72746@notify.bestcase.com
- 12
13 Michael J Quinn on behalf of Creditor KCC Class Action Services, LLC
mquinn@vedderprice.com, ecfladocket@vedderprice.com,michael-quinn-2870@ecf.pacerpro.com
- 14 Matthew D. Resnik on behalf of Interested Party Courtesy NEF
matt@rhmfirm.com,
15 roksana@rhmfirm.com;janita@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;priscilla@rhmfirm.c
om;pardis@rhmfirm.com;russ@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;sloan@rhmfirm.
16 com
- 17 Ronald N Richards on behalf of Interested Party Courtesy NEF
ron@ronaldrichards.com, morani@ronaldrichards.com
- 18
19 Kevin C Ronk on behalf of Creditor U.S. Legal Support, Inc.
Kevin@portilloronk.com, Attorneys@portilloronk.com
- 20 Jason M Rund (TR)
trustee@srlawyers.com, jrund@ecf.axosfs.com
- 21
22 William F Savino on behalf of Creditor California Attorney Lending II, Inc.
wsavino@woodsoviatt.com, lherald@woodsoviatt.com
- 23 Gary A Starre on behalf of Creditor Karen Girardi
gastarre@gmail.com, mmoonniiee@gmail.com
- 24
25 Gary A Starre on behalf of Interested Party Gary A Starre
gastarre@gmail.com, mmoonniiee@gmail.com
- 26 Richard P Steelman, Jr on behalf of Plaintiff JASON M RUND
rps@lnbyb.com, john@lnbyb.com
- 27
28 Philip E Strok on behalf of Interested Party Courtesy NEF
pstrok@swelawfirm.com, gcruz@swelawfirm.com;1garrett@swelawfirm.com;jchung@swelawfirm.com

1 Philip E Strok on behalf of Interested Party Elissa D. Miller
pstrok@swelawfirm.com, gcruz@swelawfirm.com;1garrett@swelawfirm.com;jchung@swelawfirm.com

2 Boris Treyzon on behalf of Interested Party Courtesy NEF
3 bt@treylon.com, sgonzales@actslaw.com

4 United States Trustee (LA)
ustpregion16.la.ecf@usdoj.gov

5 Christopher K.S. Wong on behalf of Interested Party L.A. Arena Funding, LLC
6 christopher.wong@arentfox.com, yvonne.li@arentfox.com

7 Timothy J Yoo on behalf of Interested Party Courtesy NEF
tjy@lnbyb.com

8 Timothy J Yoo on behalf of Plaintiff JASON M RUND
9 tjy@lnbyb.com

10 Timothy J Yoo on behalf of Trustee Jason M Rund (TR)
tjy@lnbyb.com

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