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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: 10/18/2022	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:** 10/04/2022

Description of property to be sold:
Real property located at 100 N. Los Altos Drive, Pasadena, California 91105 (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: Four percent (4%)

Proposed sale price: \$ 7,500,000.00

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 18, 2022

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 & Goluchik L.L.P.

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Date: 09/23/2022

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 \$7,525,000 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 \$375,000 (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 Purchasers (i.e., no contingencies of any kind).

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 18, 2022 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: 2818 La Cienega Avenue, Los Angeles, CA 90034

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 **September 23, 2022**, 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:

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- Christopher K.S. Wong christopher.wong@arentfox.com, yvonne.li@arentfox.com
- Timothy J Yoo tjy@lnbyb.com

1 **2. SERVED BY UNITED STATES MAIL:** On **September 23, 2022**, I served the following persons
 2 and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a
 3 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.

4 Honorable Barry Russell United States Bankruptcy Court Roybal Federal Building and Courthouse 255 E. Temple Street, Suite 1660 5 Courtroom 1668 Los Angeles, CA 90012	Thomas Vincent Girardi 1126 Wilshire Boulevard Los Angeles, CA 90017	Thomas Vincent Girardi Belmont Village Senior Living 455 East Angeleno Avenue Burbank, CA 91501
6 Thomas Vincent Girardi 100 N. Los Altos Drive 7 Pasadena, CA 91105		

9 *Service information continued on attached page*

10 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
 11 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
 12 on **September 23, 2022**, I served the following persons and/or entities by personal delivery, overnight
 13 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.

14 *None.*

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

17 September 23, 2022 Damon Woo /s/ Damon Woo
Date *Type Name* *Signature*

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Label Matrix for local noticing
0973-2

Case 2:20-bk-21020-BR
Central District of California
Los Angeles
Fri Sep 23 14:37:09 PDT 2022

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Thousand Oaks, CA 91362-6428

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Des Moines, IA 50309-3891

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The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Department of Health Care Services
Personal Injury Program
MS4720
P.O. Box 997421
Sacramento, CA 95899

JPMCB Auto
P.O. Box 901003
Fort Worth, TX 76101

(d)JPMCB HL
700 Kansas Ln
Monroe, La 71203

Mercedes-Benz Financial Services
P.O. Box 5209
Carol Stream, IL 60197-5209

Ocala Equine Hospital P.A.
10855 N.W. US Hwy 27
Ocala, FL 34482

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)ALT Financial Network, Inc.

(u)C.F., an individual

(u)COLDWELL BANKER

(u)California Attorney Lending II, Inc.

(u)Courtesy NEF

(u)Desert Sands Realty

(u)Edelson PC

(u)Hahn Fife

(u)KCC Class Action Services, LLC

(u)L.A. Arena Funding, LLC

(u)Stillwell Madison, LLC

(du)California Attorney Lending II, Inc.

(u)Elissa D. Miller, Ch 7 Trustee of Girardi

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(du)Joseph Ruigomez

(u)Kathleen Ruigomez

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(du)Joseph Ruigomez

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Bypassed recipients 32
Total 180

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