

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ZEV SHECHTMAN (State Bar No. 266280) zs@DanningGill.com MICHAEL G. D'ALBA (State Bar No. 264403) mdalbae@DanningGill.com DANNING, GILL, ISRAEL & KRASNOFF, LLP 1901 Avenue of the Stars, Suite 450 Los Angeles, California 90067-6006 Telephone: (310) 277-0077 Facsimile: (310) 277-5735  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Harold Gavino Fajardo,	FOR COURT USE ONLY
Debtor and Debtor in Possession <b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  HAROLD GAVINO FAJARDO,          Debtor(s).	CASE NO.: 2:22-bk-16572-DS CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/15/2024	<b>Time:</b> 11:30 am
<b>Location:</b> Courtroom 1639, 255 E. Temple St., Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/01/2024

**Description of property to be sold:**

All of the Debtor's right, title and interest in the single family residence located at 4318 Rio Hondo Avenue, Rosemead, California 91770, having Assessor's Parcel No. 8592-017-028.

**Terms and conditions of sale:**

Sale will be free and clear of liens or interests under section 363(f) of the United States Bankruptcy Code. The sale is to be "as is" and "where is" with no warranty or recourse whatsoever.

**Proposed sale price:** \$ 655,000.00

**Overbid procedure (if any):**

The minimum overbid amount is \$665,000.00, and bidding shall proceed in increments of \$5,000.00. The Debtor holds discretion in accepting or rejecting all overbids, including the form and support required for any overbid. Overbidders must appear at hearing, submit signed form, deposit \$19,950, and provide proof of financial ability to close escrow.

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

February 15, 2024, at 11:30 a.m.

Courtroom 1639

255 E. Temple St.

Los Angeles, CA 90012

Hearing will be conducted remotely by Zoom. Instructions for appearing by Zoom at the hearing of the Motion are not yet available. Such instructions will become available and may be obtained online at the following website depicting the Court's hearing calendar for February 15, 2024: [https://ecf-ciao.cacb.uscourts.gov/kioskPDF/DS\\_021524.pdf](https://ecf-ciao.cacb.uscourts.gov/kioskPDF/DS_021524.pdf)

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

Zev Shechtman

DANNING, GILL, ISRAEL & KRASNOFF, LLP

1901 Avenue of the Stars, Suite 450

Los Angeles, CA 90067

Telephone: (310) 277-0077

zs@DanningGill.com

Date: 01/24/2024

## 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 1901 Avenue of the Stars, Suite 450, Los Angeles, CA 90067-6006.

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*) January 24, 2024 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*) January 24, 2024, 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*) January 24, 2024, 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 that the foregoing is true and correct.

January 24, 2024  
\_\_\_\_\_  
*Date*

Patricia Morris  
\_\_\_\_\_  
*Printed Name*

/s/ Patricia Morris  
\_\_\_\_\_  
*Signature*

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

- **Michael G D'Alba** mdalba@DanningGill.com, DanningGill@gmail.com;mdalba@ecf.inforuptcy.com
- **Aaron E. DE Leest** adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com
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- **Jeffrey L Sumpter** jsumpter1@cox.net
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov