

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>HABERBUSH, LLP          DAVID R. HABERBUSH, ESQ., SBN 107190          VANESSA M. HABERBUSH, ESQ., SBN 287044          LANE K. BOGARD, ESQ., SBN 306972          444 West Ocean Boulevard, Suite 1400          Long Beach, CA 90802          Telephone: (562) 435-3456          Facsimile: (562) 435-6335          E-mail: vhaberbush@lbinsolvency.com</p> <p><input type="checkbox"/> Individual appearing without attorney  <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor-in-Possession</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re: Ryan Girgis,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:23-bk-12276-BB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 03/18/2026	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 1539, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private **Last date to file objections:** 03/04/2026

**Description of property to be sold:**  
Real property located at 388 E. Ocean Blvd., #1406, Long Beach, CA 90802 (the "Property")

**Terms and conditions of sale:**  
See Attachment "1"

**Proposed sale price:** \$ 462,000.00

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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 Attachment "2"

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

March 18, 2026 at 10:00 a.m. (Pacific Time). Courtroom 1539, 255 E. Temple Street, Los Angeles, CA 90012

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

Vanessa Haberbush  
444 West Ocean Boulevard, Suite 1400  
Long Beach, CA 90802  
Telephone: (562) 435-3456  
Email: vhaberbush@lbinsolvency.com

Date: 02/25/2026

**Attachment 1**  
**Terms and Conditions of the Sale**

The material terms and conditions of the Sale are as follows:

- a. The Property shall be sold by Debtor and the Girgis and Falaki Family Trust (the "Trust") to The Tony Marcelo Living Trust Dated September 3, 2014 (the "Buyer") for \$462,000, or such higher amount as may be offered at the hearing on the Motion to Sell;
- b. The offer to purchase the Property by Buyer is subject to a higher and better offer being made at the hearing on the Motion by any other party wishing to purchase the Property pursuant to the sale and overbid procedures set by the Bankruptcy Court as part of this Motion. The proposed overbidding terms are described below;
  - c. The Buyer has deposited \$13,740 with escrow;
  - d. The sale is subject to Bankruptcy Court approval;
  - f. The Agreement indicates that the sale will close no later than March 31, 2026, or within 7 days after the Motion is granted, whichever is later;
  - g. Debtor agreed to pay the Buyer's broker a commission equal to two percent (2%) of the final purchase price, subject to Bankruptcy Court approval;
  - h. The Property is sold "as-is," "where-is" without warranties, credits, or repairs to be made by Debtor or the Trust; and
  - i. All contingencies have been waived or resolved.

## **Attachment 2 Overbidding Procedures**

The Sale is subject to overbidding on the following terms: The initial overbid shall be \$470,000. Thereafter, bids will be in \$5,000 increments. Overbidders must be qualified as financially able to complete a purchase at least 48 hours business hours prior to the hearing on this Motion (no later than March 16, 2026 at 10:00 a.m.) by providing proof of such the ability to close the sale to Debtor's counsel, Haberbush, LLP, Attn: Vanessa M. Haberbush, Esq., 444 West Ocean Boulevard, Suite 1400, Long Beach, CA 90802, Telephone: (562) 435-3456, E-mail: vhaberbush@lbinsolvency.com. Any qualified overbidder must execute an agreement for the purchase of the Property on the same terms as the Agreement except that the purchase price must be at least \$470,000, and must provide such Agreement to Debtor's counsel at least 48 hours prior to the hearing on this Motion. Any qualified overbidder must provide the deposit indicated in the Agreement to escrow no later than 48 hours prior to the hearing on the Motion. Any qualified overbidder, or its representative, must attend the hearing on the Motion. Debtor will inform Buyer of any approved overbidder within 48 hours of qualifying an overbidder, or at least 24 hours prior to the hearing on the Motion (no later than March 17, 2026 at 10:00 a.m.), whichever is sooner. The auction for the Property will take place at the hearing on the Motion, with the highest and best bid determined at the hearing, and any backup bidder determined at that time. If the Buyer or an overbidder is not the winning bidder, the deposit of \$13,740 is refundable, but becomes nonrefundable upon the bidder being the successful bidder. Debtor seeks approval of these overbidding provisions as part of the Motion.

### 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: 444 West Ocean Boulevard, Suite 1400, Long Beach, CA 90802

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 February 25, 2026, 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:

- **Lane K Bogard** lbogard@lbinsolvency.com, dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, haberbush.assistant@gmail.com, vhaberbush@lbinsolvency.com, jborin@lbinsolvency.com
- **David R Haberbush** dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, vhaberbush@lbinsolvency.com, haberbush.assistant@gmail.com, jborin@lbinsolvency.com, lbogard@lbinsolvency.com
- **Vanessa M Haberbush** vhaberbush@lbinsolvency.com, dhaberbush@lbinsolvency.com, ahaberbush@lbinsolvency.com, abostic@lbinsolvency.com, haberbush.assistant@gmail.com, jborin@lbinsolvency.com, lbogard@lbinsolvency.com
- **Leslie K Kaufman** kaufman\_kaufman.bankruptcy@yahoo.com, kaufmanlr98210@notify.bestcase.com
- **Kenneth Miskin** Kenneth.M.Miskin@usdoj.gov
- **Lee S Raphael** ecfcca@ecf.courtdrive.com, cmartin@pralc.com
- **Mark M Sharf (TR)** mark@sharfllaw.com, C188@ecfcbis.com; sharf1000@gmail.com; 2180473420@filings.doc ketbird.com
- **David Samuel Shevitz** David.S.Shevitz@usdoj.gov
- **Nathan F Smith** nathan@mclaw.org, CACD\_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com; cvalenzuela@mclaw.org
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov
- **Michael A Wallin** mwallin@wallinrussell.com
- **Jennifer C Wong** bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com
- **Larry Yip** lyip@lciinc.com

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On February 25, 2026, 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 February 25, 2026, 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.

Sheri Bluebond  
United States Bankruptcy Court  
255 E. Temple Street  
Suite 1534 / Courtroom 1539  
Los Angeles, CA 90012

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.

February 25, 2026  
Date

Alexander S. Bostic  
Printed Name

  
Signature

Seabreeze Management Company  
P O Box 6308  
Laguna Niguel,CA92607

Aqua 388 Community Association  
388 W. Ocean Blvd,  
Long Beach, CA 90802

NewRez, LLC  
d/b/a Shellpoint Mortgage Services  
P.O. Box 10826  
Greenville, SC 29603

Richard Girgis  
4937 Marlborough Way,  
Carmichael, CA 95608

Paragon Six, LLC  
2247 San Diego Avenue  
Suite 136  
San Diego, CA 92110

Paragon Six LLC  
c/o Wallin & Russell LLP  
26000 Towne Centre Drive  
Suite 130  
Foothill Ranch, CA 92610

Richard Larson  
2247 San Diego Avenue  
Suite 136  
San Diego, CA 92110

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

Walker Law, PC  
Attn: Justin Walker  
2247 San Diego Avenue  
Suite 136  
San Diego, CA 92110

Tony Marcelo Living Trust Dated September 3, 2014  
3920 W. 182nd St.,  
Torrance, CA 90504

Home Team Realty  
Attn: Ray Marcello  
370 Ampola Ave., #108  
Torrance, CA 90504

LA County Tax Collector  
225 N. Hill St #1  
Los Angeles, CA 90012