

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>LEONARD PEÑA (State Bar No. 192898) PEÑA & SOMA, APC lpena@penalaw.com 402 South Marengo Ave., Suite B Pasadena, California 91101 Telephone (626)396-4000 Facsimile (626)498-8875</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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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>MAREK W. PIATKOWSKI</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 22-bk-13464 BB CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 01/11/2023</p>	<p>Time: 10:00 am</p>
<p>Location: Courtroom 1539 located at 255 E. Temple Street, Los Angeles, California 90012</p>	

Type of Sale: Public Private **Last date to file objections:** 12/28/2022

Description of property to be sold:
Real property located at 2794 Woodlyn Road, Pasadena, California 91107

Terms and conditions of sale:
Sold pursuant to the terms and conditions contained in the California Residential Purchase Agreement And Joint Escrow Instructions dated October 28, 2022 between the Debtor and proposed purchaser. Any overbidder must close any sale of the property pursuant to the same terms and conditions.

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 attached procedures

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

DATE: January 11, 2023

TIME: 10:00 a.m.

CTRM: 1539

PLACE: 255 E. Temple Street , Los Angeles, CA 90012

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

LEONARD PEÑA (State Bar No. 192898)

PEÑA & SOMA, APC

lpena@penalaw.com

402 South Marengo Ave., Suite B

Pasadena, California 91101

Telephone (626)396-4000

Facsimile (626)498-8875

Date: 12/21/2022

OVERBID PROCEDURES

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$20,000.00 above the Purchase Price, with each additional bid in increments of \$5,000.00; (3) overbidders (except for the Purchaser) must deliver a deposit to the Debtor's counsel by way of cashier's check made payable to "Marek Piatkowski, Debtor and Debtor in Possession" in the amount of \$57,500.00 which equals the Purchasers' original deposit of \$37,500.00 plus the initial overbid of \$20,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Debtor, at least 2 calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchasers; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 30 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Debtor shall be authorized to proceed with the sale to the next highest overbidder.

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:

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 (date) 12/21/2022, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 12/21/2022, 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.

Hon. Sheri Bluebond, United States Bankruptcy Court, 255 E. Temple St., Suite 1534, Los Angeles, CA 90012
Tim Zeug and Emilie Zeug c/o Gretchen Palmer 680 E. Colorado Blvd., Suite 150, Pasadena, CA 91101
Petros Gurikyan Pinnacle Estate Properties 20065 Rinaldi Street Suite 210 Porter Ranch, CA 91326

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) _____, 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.

12/21/2022
Date

JULIE SOMA
Printed Name

/S/ JULIE SOMA
Signature

ELECTRONIC SERVICE

John D Ellis on behalf of Creditor UNITED STATES OF AMERICA on behalf of the INTERNAL REVENUE SERVICE

john.ellis3@usdoj.gov, USACAC.criminal@usdoj.gov; CaseView.ECF@usdoj.gov

John D Ellis on behalf of Interested Party Courtesy NEF

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Eryk R Escobar on behalf of U.S. Trustee United States Trustee (LA)

eryk.r.escobar@usdoj.gov

Olaf J Muller on behalf of Special Counsel Olaf J Muller

olaf@olafmullerlaw.com

Leonard Pena on behalf of Debtor Marek W Piatkowski Nazarro

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Karel Rocha on behalf of Creditor POLAM Federal Credit Union

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Karel Rocha on behalf of Plaintiff POLAM Federal Credit Union

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A Lysa Simon on behalf of Creditor POLAM Federal Credit Union

culawyers@earthlink.net, laura@culawyer.com

United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

Marek W Piatkowski Nazarro
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Los Angeles, CA 90012

Sequium Asset Solution
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Charlotte, NC 28201

Alexandra Muller
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ATT U-VERSE
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Costco Citi Card
PO Box 6190
Sioux Falls, SD 57117-6190

Costco Citi Card
PO Box 6500
Attn: Bankruptcy
Sioux Falls, SD 57117-6500

Focus Receivables Management, LLC
1130 Northchase Pkwy SE
Marietta, GA 30067-6429

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

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346-4774

Jpmcb Card
PO Box 15369
Wilmington, DE 19850-5369

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Los Angeles County Tax Collector
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Los Angeles, CA 90054

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Los Angeles, CA 90004-1305

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625 Crown Crescent Ct
Charlotte, NC 28201

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268 W Hospitality Lane First Floor
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