

David M. Goodrich <i>dgoodrich@go2.law</i> 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone: 714.966-1000 Facsimile: 714.966-1002  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Chapter 7 Trustee	
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – SAN FERNANDO VALLEY DIVISION**

In re:  LINDA EZOR SWARZMAN    Debtor.	CASE NO.: 1:23-bk-10270-VK  CHAPTER: 7
	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> October 10, 2024	<b>Time:</b> 1:30 p.m
<b>Location:</b> Courtroom 301, United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:**       Public       Private      **Last date to file objections:** September 24, 2024

**Description of property to be sold:** *2000 W. Main Street, Baytown, Texas 77520*

**Terms and conditions of sale:** The Trustee seeks an order approving the sale of the property located at 2000 W. Main Street, Baytown, Texas 77520 on the terms and conditions set forth in the Purchase Agreement for \$80,000.00. The property is being sold on an “as is, where is” basis, with no warranties, recourse, contingencies, or representations of any kind.

**Proposed sale price:**           **\$80,000.00**          

**Overbid procedure:**           Please see attached Overbid Procedures.

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

October 10, 2024  
1:30 p.m.  
Courtroom 301  
United States Bankruptcy Court  
21041 Burbank Blvd., Woodland Hills, CA 91367  
\_\_\_\_\_

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

David M. Goodrich  
Chapter 7 Trustee  
*dgoodrich@go2.law*  
3070 Bristol Street, Suite 640  
Costa Mesa, CA 92626  
Telephone: (714) 966-1000  
Facsimile: (714) 966-1002  
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DATED: September 10, 2024

**PROPOSED OVERBID PROCEDURES**

**1. Intent to Bid and Overbid Amount**

Any party wishing to bid on the Property (“Overbidder”) shall advise the Trustee of their intent to bid on the Property and the amount of their overbid (which must be at least \$85,000.00) (“Initial Overbid”), by no later than **4:00 p.m.**, Pacific Standard Time, two business days before the hearing on the motion (“Overbid Deadline”). In his absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline. Any Overbids subsequent to the Initial Overbid of \$85,000.00 will be in additional increments of not less than \$5,000.00.

**2. Payment of Deposit**

Any Overbidder shall provide the Trustee with a cashier’s check, payable to “David M. Goodrich, Chapter 7 Trustee of the Bankruptcy Estate of Linda Ezor Swartzman,” in the amount of \$1,000.00 (“Deposit”). The Deposit must be received by the Trustee (whose name and address is set forth on the upper left corner of the first page of this Motion) by no later than the Overbid Deadline.

In the event of any Overbid, the \$1,000.00 deposit from the Buyer or successful Overbidder shall serve as the Deposit for the Buyer or any successful Overbidder. The party that is not deemed the "Winning Bidder," at that phrase is defined below, shall have its deposit refunded to him/her/it.

**3. Evidence of Financial Ability to Perform**

Any Overbidder must provide the Trustee with evidence of the proposed Overbidder's financial ability to pay the full amount of the Overbid so that such evidence is received by the Trustee no later than the Overbid Deadline.

**4. Auction**

All parties who have submitted timely bids and otherwise satisfied the foregoing requirements will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to

increase their bid. The Initial Overbid will be in the amount of \$85,000.00 and any subsequent overbids will be in increments of \$5,000.00.

The Trustee will request authority to sell the Property to the bidder with the highest Overbid ("Winning Bidder"), and for authority to sell the Property to the next highest bidder if the Winning Bidder fails to perform. To be considered the "highest overbid," any overbid must be on the same terms and conditions as the Purchase Agreement.

Parties wishing to bid on the Property at the Sale hearing may appear by telephone or, if applicable, Zoom. Parties are advised to check the Court's hearing procedures to determine if the Court allows appearances by Zoom or Courtcall. To arrange for a telephone appearance by Courtcall, parties must contact Courtcall in advance of the hearing.

**5. Tender of Balance of Purchase Price**

The Winning Bidder's Deposit shall be applied towards the total purchase price. The Winning Bidder must tender the balance of the total purchase price to the Trustee via cashier's check within fourteen (14) calendar days following entry of the order approving the Sale of the Property to such buyer. To the extent the Winning Bidder fails to tender the balance of the purchase price by such date, that bidder's entire Deposit shall be non-refundable and forfeited to the Trustee.

**6. Agreement to Terms and Overbid Procedures**

Any Overbidder's tender of the Deposit to the Trustee shall serve as that Overbidder's agreement with these proposed Overbid Procedures and the terms of sale of the Property discussed herein.