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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address David A. Wood, #272406 dwood@marshackhays.com Sarah R. Hasselberger, #340640 shasselberger@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt, Irvine, CA 92620 Tel. (949) 333-7777 Fax (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, SAM S. LESLIE | FOR COURT USE ONLY |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION | |
| In re: KEVIN THOMAS MONAHAN Debtor(s). | CASE NO.: 2:24-bk-14778-DS CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY |

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| Sale Date: July 24, 2025 | Time: 1:00 p.m. |
| Location: United States Bankruptcy Court, Central District of California, 255 E. Temple St., Los Angeles, CA 90012, Courtroom 1639. Please refer to the Court's website for more details. | |

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** July 10, 2025

Description of property to be sold: Residential property located at 286 S. Fairway Drive, Lake Arrowhead, CA 92532 - APN 0334-241-04-0-000;

Terms and conditions of sale: The terms and conditions of the proposed sale, including the price and all contingencies: The proposed sale is as-is, where-is, and with all faults, subject to overbid. Earnest money deposit \$9,030, or 3% of the Purchase Price.

Proposed sale price: \$301,000.00.

Overbid procedure (if any): Any person or entity interested in purchasing Property must serve the Trustee, his counsel, and Trustee's agents, no later than close of business on July 9, 2025. Any Overbid must provide for a minimum purchase price of at least \$311,000. Any Overbid must be accompanied by a deposit of \$75,000 in certified funds. See sale motion for further details.

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

July 24, 2025 at 1:00 p.m.

United States Bankruptcy Court, Central District of California

Los Angeles Division

255 E. Temple Street, Los Angeles, CA 90012

Courtroom 1639

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

Zizi Pak - Rodeo Realty

Tel. (310) 266-5032; Email - zizi@zizipak.com

David A. Wood - dwood@marshackhays.com

Sarah R. Hasselberger - shasselberger@marshackhays.com

Marshack Hays Wood LLP - (949) 333-7777

Date: July 1, 2025