

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

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. 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 10, 2025

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:
870 Roosevelt, Irvine, CA 92620.

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 **July 10, 2025**, 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 **July 10, 2025**, 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.

DEBTOR

KEVIN THOMAS MONAHAN
7861 W 80TH STREET
PLAYA DEL REY, CA 90293

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **July 10, 2025**, 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.

PURSUANT TO THE PROCEDURES OF THE HONORABLE DEBORAH J. SALTZMAN, NO JUDGE'S COPY OF ANY DOCUMENT IS REQUIRED UNLESS A COPY IS REQUESTED BY CHAMBERS.

☐ 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.

July 10, 2025
Date

Cynthia Bastida
Printed Name

/s/ Cynthia Bastida
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **ATTORNEY FOR DEBTOR IN POSSESSION: John Burgee** jburgee@bandalaw.net
- **SPECIAL NOTICE ATTORNEY FOR CREDITOR TOWD POINT MORTGAGE TRUST 2024-1: Sean C Ferry** sferry@raslg.com, sean.ferry7@ecf.courtdrive.com
- **ATTORNEY FOR ALLY BANK: Todd S. Garan** ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- **ATTORNEY FOR SECURED CREDITOR DAVID C. KIRTON, A SINGLE MAN, AS TO A 16.67% (\$406,250.00) UNDIVIDED INTEREST, ET AL.: Arnold L Graff** agraff@wrightlegal.net, nvbkfiling@wrightlegal.net; jpowell@wrightlegal.net
- **ATTORNEY FOR CHAPTER 7 TRUSTEE: Sarah Rose Hasselberger** shasselberger@marshackhays.com, shasselberger@ecf.courtdrive.com; cbastida@marshackhays.com; alinares@ecf.courtdrive.com
- **ATTORNEY FOR YARDEN CONSULTING, ET AL.: Aslan Khodorovsky** merritlaw@yahoo.com
- **CHAPTER 7 TRUSTEE: Sam S Leslie (TR)** sleslie@trusteeleslie.com, trustee@trusteeleslie.com; C195@ecfcbis.com
- **ATTORNEY FOR UST: Noreen A Madoyan** Noreen.Madoyan@usdoj.gov
- **ATTORNEY FOR DEBTOR IN POSSESSION: Leonard Pena** lpena@penalaw.com, penasomaecf@gmail.com; penalr72746@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF: Matthew D. Resnik** matt@rhmfir.com, roksana@rhmfir.com; sloan@rhmfir.com; nina@rhmfir.com; david@rhmfir.com; priscilla@rhmfir.com; gabriela@rhmfir.com; rosario@rhmfir.com; rebecca@rhmfir.com; LA@rhmfir.com
- **SPECIAL NOTICE FOR CREDITOR ALLY BANK C/O AIS PORTFOLIO SERVICES, LLC: Amitkumar Sharma** amit.sharma@aisinfo.com
- **U.S. TRUSTEE: United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov
- **ATTORNEY FOR CHAPTER 7 TRUSTEE: David Wood** dwood@marshackhays.com, dwood@ecf.courtdrive.com; lbuchananmh@ecf.courtdrive.com; spineda@ecf.courtdrive.com; alinares@ecf.courtdrive.com