Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
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	
☐ Individual appearing without attorney ☐ Attorney for: Chapter 7 Trustee, SAM S. LESLIE	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re:	CASE NO.: 2:24-bk-14778-DS
KEVIN THOMAS MONAHAN	CHAPTER: 7
	NOTICE OF SALE OF ESTATE PROPERTY
Delite v(e)	
Debtor(s).	
Sale Date: August 21, 2025	Time: 12:30 p.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, 255 E. Temple St., Los Angeles, CA 90012, Courtoom 1639. Please refer to the Court's website for more details.	
Type of Sale:  Public Private Last date to file objections: August 7, 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.	
Proposed sale price: \$301,000.00.	

Overbid procedure (if any): Any person or entity interested in purchasing the Property must serve the Trustee, his counsel, and Trustee's agents, no later than 5:00 p.m on August 19, 2025. Any Overbid must provide for a minimum purchase price of at least \$311,000, and include an earnest money deposit of 3% of the minimum overbid purchase price, or \$9,330 if the minium overbid is \$311,000. If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: August 21, 2025, at 12:30 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 31, 2025