

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address CARMELA T. PAGAY (State Bar No. 195603) LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: ctp@lnbyg.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Timothy J. Yoo, Chapter 7 Trustee	FOR COURT USE ONLY
---	--------------------

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: ROSE M. MANSEL, Debtor(s).	CASE NO.: 2:25-bk-11946-BR CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/12/2026	Time: 10:00 am
Location: United States Bankruptcy Court, Courtroom 1668, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: Public Private **Last date to file objections:** 04/28/2026

Description of property to be sold:
29537 Hazelwood Street, Inkster, Michigan 48141

Terms and conditions of sale:
Condition of Property: Property purchased "as-is" without any representations or warranties of any kind
Broker's Commissions: Six percent (6%)

Proposed sale price: \$ 80,000.00

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 Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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

May 12, 2026 @ 10:00 a.m.
Edward R. Roybal Federal Building
255 E. Temple Street, Courtroom 1668
Los Angeles, CA 90012

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

CARMELA T. PAGAY
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.
2818 La Cienega Avenue
Los Angeles, California 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: ctp@lnbyg.com

Date: 04/21/2026

PROPOSED OVERBID PROCEDURES

FOR PURCHASE OF PROPERTY

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.
2. An overbid will be defined as an initial bid of \$10,000 above the \$80,000 proposed purchase price or higher with each additional overbid to be in \$5,000 increments.
3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Timothy J. Yoo, Chapter 7 Trustee," in the amount of \$8,500 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 calendar days prior to the hearing on the Motion.
4. Overbidders must purchase the Property on the same terms and conditions as the Purchaser.
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.
6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.
7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **May 12, 2026 at 10:00 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

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: 2818 La Cienega Avenue, Los Angeles, CA 90034.

A true and correct copy of the foregoing document entitled (*specify*): **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*) **April 21, 2026**, 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:

- Carmela Pagay ctp@lnbyg.com
- Amitkumar Sharma amit.sharma@aisinfo.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Timothy Yoo (TR) tjytrustee@lnbyg.com, tjy@trustesolutions.net

2. SERVED BY UNITED STATES MAIL: On (*date*) **April 21, 2026**, 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.

Honorable Barry Russell
United States Bankruptcy Court
255 E. Temple Street, Suite 1660 / Courtroom 1668
Los Angeles, CA 90012

Rose M Mansel
4750 Lincoln Blvd., 472
Marina Del Rey, CA 90292-9306

KW Showcase Realty
2730 Union Lake Road
Commerce Township, MI 48382

Keller Williams Realty & KW Commercial
23670 Hawthorne Boulevard, Suite 100
Torrance, CA 90505

Home Window & Construction Co.
360 Venoy
Westland, MI 48185

FirstKey Mortgage, LLC
900 3rd Avenue, Suite 500
New York, NY 10022

Select Portfolio Servicing Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

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*) **April 21, 2026**, 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.

None.

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.

April 21, 2026
Date

D. Woo
Printed Name

/s/ D. Woo
Signature