

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Jeffrey I. Golden, State Bar No. 133040 jgolden@go2.law Ryan W. Beall, State Bar No. 313774 rbeall@go2.law GOLDEN GOODRICH LLP 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone 714-966-1000; Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Weneta M.A. Kosmala</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re: FIDEL G. MELGOZA AND ESTHER C. MELGOZA,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:24-bk-13316-SC CHAPTER: 7</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 03/31/2026</p>	<p>Time: 11:00 am</p>
<p>Location: United States Bankruptcy Court, Courtroom 5C, 411 West Fourth Street, Santa Ana, California 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 03/17/2026

Description of property to be sold: All the Debtor's right, title and interest in vacant land located at 28292 Williams Canyon Road, Silverado, California 92676; APN: 105-201-23.

Terms and conditions of sale: See attached Notice of Hearing on Chapter 7 Trustee's Motion for Order:
(1) Authorizing Sale of Property of the Estate Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. Sections 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder and Back-Up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. Section 363(m); and (4) Authorizing Payment of Ordinary Costs of Sale ("Notice").

Proposed sale price: \$ 249,900.00

Overbid procedure (if any): Overbid increments: \$5,000.00 initial / \$2,000.00 thereafter. \$55,000.00 earnest money deposit. See attached Notice regarding the overbid procedures.

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

Sale Date: March 31, 2026, at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Santa Ana Division

411 West Fourth Street, Santa Ana, California 92701

Judge Clarkson will conduct the hearing remotely using ZoomGov audio and video. The accessibility information for the hearing will be provided on Judge Clarkson's publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=SC>.

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

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Date: 03/10/2026