

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>TINHO MANG, #322146 tmang@marshackhays.com DEVAN DE LOS REYES, #355913 ddelosreyes@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt, Irvine, CA 92620 Tel: 949-333-7777/Fax: 949-333-7778</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: RICHARD A. MARSHACK, Chapter 7 Trustee</p>	FOR COURT USE ONLY
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>	
<p>In re: IRENE MARIA WILSON,</p> <p>Debtor(s).</p>	<p>CASE NO.: 8:25-bk-11848-SC CHAPTER: 7</p> <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<b>Sale Date:</b> February 17, 2026	<b>Time:</b> 11:00 a.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, Santa Ana Division, Courtroom 5C, 411 West Fourth Street, Santa Ana, CA 92701. Please refer to the Court's website for more details.	

**Type of Sale:**  Public  Private      **Last date to file objections:** February 3, 2026

**Description of property to be sold:** Real Property (condominium) commonly known as: 1555 N. Chaparral Road, Unit 311, Palm Springs, California, 92262 ("Property"). See Sale Motion filed as Dk. No. 47 for further details.

**Terms and conditions of sale:** All terms and conditions are set forth in the Trustee's Sale Agreement, which reflects the material terms agreed to between the proposed buyer and the Trustee for the sale of the Property. The Sale Agreement is attached to the Sale Motion filed on January 27, 2026. The proposed purchase price is \$240,000 ("Purchase Price") and the earnest money deposit is \$20,000. The sale is subject to overbids.

**Proposed sale price:** \$240,000

**Overbid procedure (if any):** Any person or entity interested in purchasing the Property must serve the Trustee, his counsel, and the Trustee's agents, no later than close of business on February 16, 2026. Any initial Overbid must provide for a minimum purchase price of at least \$245,000. Any Overbid must be accompanied by an earnest money deposit of \$20,000 in certified funds, which funds shall be nonrefundable if the bid is determined by the Court to be the highest and best bid for the Property ("Best Bid"), and the deposit shall be accompanied by proof satisfactory to Trustee that such bidder has sufficient funds to complete the sale. After the initial overbid, the minimum bidding increment shall be \$1,000.

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:**

February 17, 2026

11:00 a.m.

Courtroom 5C

411 W. Fourth Street

Santa Ana, CA 92701

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

Clarence Yoshikane/Berkshire Hathaway HomeServices California

Properties and Jeffrey Poland/CB Roadrunner

clarence.yoshikane@gmail.com //J\_Toyama@verizon.net

714-606-5765

Tinho Mang - tmang@marshackhays.com

Devan De Los Reyes - ddelosreyes@marshackhays.com

Marshack Hays Wood LLP - (949) 333-7777

Date: January 27, 2026

## 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 **January 27, 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:

- **INTERESTED PARTY COURTESY NEF:** Joseph C Delmotte efcacab@aldridgeppte.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgeppte.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@ecf.courtdrive.com;cmendoza@marshackhays.com
- **CHAPTER 7 TRUSTEE:** Richard A Marshack (TR) pkraus@marshackhays.com, ecf.alert+Marshack@titlexi.com
- **ATTORNEY FOR CREDITOR AMERICAN EXPRESS NATIONAL BANK:** Paige Taylor ptaylor@zwickerpc.com
- **US TRUSTEE:** United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **January 27, 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.

**DEBTOR**

IRENE MARIA WILSON  
10391 ELK RIVER CT.  
FOUNTAIN VALLEY, CA 92708-5925

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 **January 27, 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.

**VIA PERSONAL DELIVERY:**

**PRESIDING JUDGE'S COPY**  
HONORABLE SCOTT C. CLARKSON  
UNITED STATES BANKRUPTCY COURT  
411 WEST FOURTH STREET, SUITE 5130  
SANTA ANA, CA 92701-4593

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.

January 27, 2026  
Date

Cynthia Bastida  
Printed Name

/s/ Cynthia Bastida  
Signature