

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address LEONARD PEÑA (State Bar No. 192898) PEÑA & SOMA, APC lpena@penalaw.com 479 South Marengo Ave. Pasadena, California 91101 Telephone (626)396-4000 Facsimile (626)498-8875 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, Kevin Thomas Monahan	FOR COURT USE ONLY
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**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: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 10/29/2024	Time: 1:00 pm
Location: 255 E. TEMPLE STREET, LOS ANGELES, CA 90012 COURTROOM 1639	

Type of Sale: Public Private **Last date to file objections:** 10/15/2024

Description of property to be sold:
 ESTATE'S RIGHT, TITLE AND INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS
 1744 PASEO DEL MAR, PALOS VERDES ESTATES, CALIFORNIA 90274

Terms and conditions of sale:
 AS IS NO CONTINGENCIES ANY PROPOSED BUYER MUST CLOSE ON SAME TERMS AND CONDITIONS AS
 PROPOSED PURCHASERS

Proposed sale price: \$ 3,300,000.00

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 ATTACHED NOTICE

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

DATE: October 29, 2024

TIME: 1:00 p.m.

CTRM: 1639

PLACE: United States Bankruptcy Court
255 E. Temple Street,
Los Angeles, CA 90012

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

Debtor's Attorney:

LEONARD PEÑA, PEÑA & SOMA, APC, lpena@penalaw.com
479 South Marengo Ave., Pasadena, California 91101
Telephone (626)396-4000 Facsimile (626)498-8875

Debtor's Broker:

PAM LUMPKIN COMPASS 9454 Wilshire Boulevard, Beverly Hills, CA 90210
Tel: M +1 310.993.7085

Date: 10/08/2024

OVERBIDDING PROCEDURE

(1) Any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$10,000.00 above the Purchase Price, with each additional bid in increments of \$10,000.00; (3) overbidders (except for the Purchasers) must deliver a deposit to the Debtor's counsel by way of cashier's check made payable to "Kevin Thomas Monahan, Debtor and Debtor in Possession" in the amount of \$108,000.00 which equals the Purchasers' original deposit of \$99,000.00 plus the initial overbid of \$10,000.00 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Debtor, at least 1 calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchasers; (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 an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Debtor shall be authorized to proceed with the sale to the next highest overbidder.

Notwithstanding the foregoing, the Debtor may in his discretion accept overbids from parties presented at the hearing if he determines the above conditions as to proof of funds and showing an ability to close are satisfied.

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:
479 South Marengo Ave., Pasadena, California 91101

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*) 10/8/2024, 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: Arnold L Graff on behalf of Creditor David C. Kirton, a Single Man, as to a 16.67% (\$406,250.00) Undivided Interest Frederic Shih-Hsing Yang and Jihong Anna Yang, as Co-Trustees of The Yang Family Trust, U/A Dated May 14, 2012, agraff@wrightlegal.net, bkudgeneralupdates@wrightlegal.net; jpowell@wrightlegal.net Aslan Khodorovsky on behalf of Creditor Yarden Consulting LLC, a Delaware limited liability company as to an undivided 355,000.00/605,000.00 interest and M&L Financial, Inc. a California Corporation as to an undivided 250,000/605,000.00 int merritlaw@yahoo.com Noreen A Madoyan on behalf of U.S. Trustee United States Trustee (LA) Noreen.Madoyan@usdoj.gov Leonard Pena on behalf of Debtor Kevin Thomas Monahan lpena@penalaw.com, penasomaecf@gmail.com; penalr72746@notify.bestcase.com Mark Romeo on behalf of Creditor Northern California Mortgage Fund XVIII, LLC romeolaw@msn.com Amitkumar Sharma on behalf of Creditor Ally Bank c/o AIS Portfolio Services, LLC amit.sharma@aisinfo.com United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 10/8/2024, 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.

Hon. Deborah J. Saltzman
United States Bankruptcy Court
255 E. Temple Street, Suite 1634
Los Angeles, CA 90012

PAM LUMPKIN
Pam Lumpkin Real Estate Group
COMPASS
9454 Wilshire Boulevard
Beverly Hills, CA 90210

Proposed Buyers
Ronak Garg
Rindha Reddy
c/o Mishel Brownlee
COMPASS
9454 Wilshire Boulevard
Beverly Hills, CA 90210

Attorneys for American Express National Bank
Aaron N. Baldaro
American Express Legal

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

199 S. Los Robles Ave., Suite 540
Pasadena, California 91101

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) _____, 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.

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.

10/8/2024

NOEMI SANDOVAL

/S/ NOEMI SANDOVAL

Date

Printed Name

Signature