

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Bert Briones, #237594 RED HILL LAW GROUP 15615 Alton Parkway, Suite 210 Irvine, California 92618 Telephone: (714) 733-4455 Facsimile: (714) 733-4450 bb@redhilllawgroup.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Michael Brent Maher</p>	<p>FOR COURT USE ONLY</p>
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<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re: Michael Brent Maher</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:23-bk-112100-MH CHAPTER: 13</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>

<p>Sale Date: 11/30/2023</p>	<p>Time: 10:30 am</p>
<p>Location: Courtroom 6c, United States Bankruptcy Court, 411 W. Fourth St, Santa Ana CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 11/23/2023

Description of property to be sold: Single family residence located at 6141 Killarney Avenue, Garden Grove, CA 92845

Terms and conditions of sale: See California Residential Purchase Agreement and Joint Escrow Instructions attached as Exhibit 1 to sale motion; sale price of \$930,000 paid through escrow, free and clear of liens, claims and encumbrances and subject to overbid; liens and costs of sale/escrow costs to be paid from escrow with balance paid to Ch. 13 trustee, Amrane Cohen for estate of Michael Brent Maher.

Proposed sale price: \$ 930,000.00

Overbid procedure (if any): Minimum bid of \$940,000 with \$12,000 deposit due at or before 11/29/23 at 5:00 PM (Pacific). must be substantially the same as the initial bidder's offer and as is/where is basis; min. bid increments shall be \$5,000; if successful bidder is not initial bidder, initial bidder shall receive \$2000 from deposit to reimburse costs

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

November 30, 2023 at 10:30 a.m.

Courtroom 6-C

United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701

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

Bert Briones, #237594

RED HILL LAW GROUP

15615 Alton Parkway, Suite 210

Irvine, California 92618

Telephone: (714) 733-4455

Facsimile: (714) 733-4450

bb@redhilllawgroup.com

Date: 10/27/2023

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:
15615 Alton Parkway, Suite 210, Irvine CA 92618

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 *(date)* 10/27/2023, 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:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 10/27/2023, 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.

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)* 10/27/2023, 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.

10/27/2023
Date

Robin Lynn Briones
Printed Name

/s/
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Kelli M Brown on behalf of Creditor LoanDepot.com, LLC
kbrown@ghidottiberger.com, bknotifications@ghidottiberger.com

Amrane (SA) Cohen (TR) efile@ch13ac.com

James A Hayes, Jr jhayes@zinserhayes.com, jhayes@ecf.courtdrive.com

Marisol A Nagata on behalf of Creditor LoanDepot.com, LLC
bknotifications@ghidottiberger.com, mnagata@ghidottiberger.com

United States Trustee (SA) ustpre16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Autumn Dawn Maher 10641 Ranney Ave Garden Grove, CA 92843-3329	COMENITYBANK/SONYVISA PO BOX 182789 COLUMBUS, OH 43218
Brent Maher 6611 Lenore Ave Garden Grove, CA 92845-2232	Fabio Francis Foti, Esq. 2901 W Coast Hwy Ste 200 Newport Beach, CA 92663-4045
Brian Barron 12437 Lewis Street Garden Grove, CA 92840	Franchise Tax Board Bankruptcy, PIT MS A-340 PO Box 2952 Sacramento, CA 95812
Cathy Maher 6611 Lenore Ave Garden Grove, CA 92845-2232	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346
COMENITYBANK/SONYVISA PO BOX 182789 COLUMBUS, OH 43218	loanDepot.com, LLC Attn: Bankruptcy 5465 Legacy Drive, Suite 400 Plano, TX 92618
Fabio Francis Foti, Esq. 2901 W Coast Hwy Ste 200 Newport Beach, CA 92663-4045	
Brent Maher and Cathy Maher 6611 Lenore Ave Garden Grove, CA 92845-2232	

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):

SERVICE OF LEGAL DOCUMENT BY E-MAIL Pursuant to Federal Rule of Civil Procedure 5(b)(2)(E)
Debtor via email and Jubilee Notices Automated Court Notice Email Management. [Email address protected by the Attorney-Client Privilege]

Jah Hyon Suh: jhsuh@suhlaw.com

Richard Heston ; rheston@hestonlaw.com