

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  DAVID A. WOOD, #272406 dwood@marshackhays.com SARAH R. HASSELBERGER, #340640 shasselberger@marshackhays.com 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, DAVID M. GOODRICH	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  MDRCA PROPERTIES, LLC,    Debtor(s).	CASE NO.: 2:23-bk-18108-BR CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> September 24, 2024	<b>Time:</b> 10:00 a.m.
<b>Location:</b> United States Bankruptcy Court, Central District of California, Courtroom 1668 located at 255 E. Temple Street, Los Angeles, California 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** September 10, 2024

**Description of property to be sold:** Estate's Interest in real property located at 5005-5007 Ocean Front Walk, Marina Del Rey, CA 90292 ("Property") - APN: 4402-022-012

**Terms and conditions of sale:** The Trustee is requesting a finding by the Court that the Property is sold free and clear of all interests including liens. See Motion for further details. The sale is "as-is," and "with all faults," with no warranties," and is subject to overbid on the terms specified in the sale motion filed on September 3, 2024, as Dk. No. 131.

**Proposed sale price:** \$5,600,000 subject to overbid

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):** The proposed sale is subject to overbids. The overbidding procedures are described in the Overbid section in the Motion filed September 3, 2024, as Dk. No. 131. See 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:**

September 24, 2024 at 10:00 a.m.  
United States Bankruptcy Court, Central District of California  
255 E. Temple Street, Los Angeles, California 90012  
Courtroom 1668

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

David A. Wood / Sarah R. Hasselberger  
dwood@marshackhays.com / shasselberger@marshackhays.com  
MARSHACK HAYS WOOD LLP  
870 Roosevelt  
Irvine, CA 92620  
Telephone: (949) 333-7777  
Facsimile: (949) 333-7778  
Broker - David Weinberger, President  
Seymour Weinberger Real Estate Group  
Tel: 818.970.0915  
david@swgrp.com

Date: September 3, 2024

**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 – 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 **September 3, 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:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **September 3, 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.

**DEBTOR**

MDRCA PROPERTIES, LLC  
ATTN: OFFICER, A MANAGING OR GENERAL AGENT, OR TO ANY  
OTHER AGENT AUTHORIZED BY APPOINTMENT OR LAW TO  
RECEIVE SERVICE OF PROCESS  
2108 N ST STE C  
SACRAMENTO, CA 95816-5712

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 **September 3, 2024**, 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.

**PRESIDING JUDGE'S COPY – VIA OVERNIGHT MAIL**

HONORABLE BARRY RUSSELL  
UNITED STATES BANKRUPTCY COURT  
EDWARD R. ROYBAL FEDERAL BUILDING AND COURTHOUSE  
255 E. TEMPLE STREET, SUITE 1660 / COURTROOM 1668  
LOS ANGELES, CA 90012

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.

September 3, 2024  
Date

Cynthia Bastida  
Printed Name

/s/ Cynthia Bastida  
Signature

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

- **ATTORNEY FOR TRUSTEE: Bradford Barnhardt** bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR: Lauren N Gans** lgans@elkinskalt.com, TParizad@elkinskalt.com
- **TRUSTEE: David M Goodrich (TR)** dgoodrich@go2.law, c143@ecfcbis.com; dgoodrich11@ecf.axosfs.com; lrobes@wgllp.com
- **ATTORNEY FOR TRUSTEE: Sarah Rose Hasselberger** shasselberger@marshackhays.com, shasselberger@ecf.courtdrive.com; cbastida@marshackhays.com; alinares@ecf.courtdrive.com
- **INTERSTED PARTY NEF: Edwin David Hausmann** edhausmann1@yahoo.com
- **ATTORNEY FOR CREDITOR JEFFRY SCAPA: Andrew Mase** amase@theyanfirm.com, ecf@theyanfirm.com
- **ATTORNEY FOR DEBTOR: George A Shohet** georghshohet@gmail.com
- **ATTORNEY FOR TRUSTEE: Kristine A Thagard** kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; alinares@ecf.courtdrive.com
- **U.S. TRUSTEE: United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **ATTORNEY FOR TRUSTEE: David Wood** dwood@marshackhays.com, dwood@ecf.courtdrive.com; lbuchananmh@ecf.courtdrive.com; alinares@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR: Roye Zur** rzur@elkinskalt.com, TParizad@elkinskalt.com; lwageman@elkinskalt.com; 1648609420@filings.docketbird.com

**2. SERVED BY UNITED STATES MAIL:** CONTINUED:

**SECURED CREDITOR**

JEFFRY SCAPA  
7083 HOLLYWOOD BLVD, STE 630  
LOS ANGELES, CA 90028-8909

**SECURED CREDITOR**

LOS ANGELES COUNTY TAX  
COLLECTOR  
PO BOX 54018  
LOS ANGELES, CA 90054-0018

**SECURED CREDITOR**

LOS ANGELES COUNTY  
TREASURER AND TAX COLLECTOR  
ATTN: BANKRUPTCY UNIT  
PO BOX 54110  
LOS ANGELES, CA 90054-0110

**SECURED CREDITOR**

SILVERMAN REALTY CORP.  
ATTN: OFFICER, A MANAGING OR  
GENERAL AGENT, OR TO ANY  
OTHER AGENT AUTHORIZED BY  
APPOINTMENT OR LAW TO  
RECEIVE SERVICE OF PROCESS  
7083 HOLLYWOOD BLVD, STE 630  
LOS ANGELES, CA 90028-8909

**INTERESTED PARTY**

FRED WOLF  
5005-5007 OCEAN FRONT WALK  
MARINA DEL REY, CA 90292

**CREDITOR**

SAMER BADDOUR  
C/O EDWIN D HAUSMANN  
9255 SUNSET BLVD, STE 800  
LOS ANGELES, CA 90069-3320

**SECURED CREDITOR**

ASSET DEFAULT MANAGEMENT,  
INC.  
C/O JULIE TABERDO, TRUSTEE  
SALES & FORECLOSURE  
MONITORING MANAGER  
7525 TOPANGA CANYON BLVD  
CANOGA PARK, CA 91303-1214

**CREDITOR**

NASSIB ZGHEIB  
CENTER 522, 1ST FLOOR  
TAHOUITA ST  
BAABDA DISTRICT  
LEBANON

**CODEBTOR**

ADEL YAMOUT  
5780 AV DECELLES #401  
MONTREAL QC H3S2C7  
CANADA