

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>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</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, DAVID M. GOODRICH</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

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

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

Description of property to be sold: Estate's Interest in litigation claims.
Scapa has asserted that he is entitled to a second-in-priority lien secured by the Property ("Scapa Lien"). Trustee and Debtor, however, dispute the amount of interest and forbearance fees that have accrued in connection with the Scapa Lien. Trustee has investigated these issues and determined that the Estate may hold claims for usury against Scapa under state law ("Litigation Claims")

Terms and conditions of sale: Trustee seeks approval to sell the Litigation Claims to Debtor pursuant to 11 U.S. C. Section 363. See Motion for further details. The sale is subject to overbid on the terms specified in the sale motion filed on September 3, 2024, as Dk. No. 131.

Proposed sale price: \$375,000 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 – LITIGATION CLAIMS** 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)** ustpregion16.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