

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>MARK T. YOUNG (Bar No. 86651) TAYLOR F. WILLIAMS-MONIZ (Bar No. 281331) ROBERT REGANYAN (Bar No. 261240) DONAHOE YOUNG &amp; WILLIAMS LLP 25152 Springfield Court, Suite 345 Valencia, CA 91355-1081 Telephone: 661.259.9000 / Facsimile: 661.554.7088 Email: myoung@dywlaw.com; twilliams@dywlaw.com; rreganyan@dywlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Megna Real Estate Investments, Inc.</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

<p>In re:</p> <p>MEGNA REAL ESTATE INVESTMENTS, INC.</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 1:23-bk-10809-MB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 10/24/2023</p>	<p><b>Time:</b> 1:30 pm</p>
<p><b>Location:</b> Ctrm 303, 21041 Burbank Blvd, Woodland Hills 91367 and ZoomGov</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 10/10/2023

**Description of property to be sold:**

The Debtor's right, title, and interest in commercial real property located at 5700 and 5710 Hoover Street, Los Angeles, CA 90037 (the "Properties"), which are two commercially zoned parcels currently utilized as high density housing.

**Terms and conditions of sale:**

The terms and conditions of the sale are that the Properties are being sold "as is," "where is," subject to overbid. There are no contingencies other than Court approval. The terms are set forth in detail in the standard realtor forms and bankruptcy addendum attached collectively as Exhibit "1" (collectively, the "Sale Agreement") to the sale motion. A complete copy is available by request to counsel listed above.

**Proposed sale price:** \$ 3,050,000.00

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*):**

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

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

Date: \_\_\_\_\_

## 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:  
25152 Springfield Court, Suite 345, Valencia, CA 91355

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)* 10/03/2023, 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)* 10/03/2023, 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)* 10/03/2023, 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.

Courtesy copy to: whit@wdallp.com; shuki@wdallp.com; duncan@wdallp.com (also sent by mail)

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.

10/03/2023  
Date

Kaylee Stephens  
Printed Name

/s/ Kaylee Stephens  
Signature

## Service List via NEF

Kelli M. Brown: kbrown@ghidottiberger.com; bknotifications@ghidottiberger.com

Russel Clementson: russel.clementson@usdoj.gov

Aaron E. DE Leest: adeleest@DanningGill.com; danninggill@gmail.com; edeleest@ecf.inforuptcy.com

Eryk R. Escobar: eryk.r.escobar@usdoj.gov

John-Patrick McGinnis Fritz (TR): jpftrustee@lnbyg.com; jpf@trustesolutions.net

Eric A. Mitnick: MitnickLaw@gmail.com; mitnicklaw@gmail.com

Zev Shechtman: zs@DanningGill.com; danninggill@gmail.com; zshechtman@ecf.inforuptcy.com

United States Trustee (SV): ustpreion16.wh.ecf@usdoj.gov

Service List via U.S. Mail

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 948280-0001

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Los Angeles County Treasurer and Tax Collection  
Attn: Bankruptcy Unit  
P.O. Box 54110  
Los Angeles, CA 90054-0110

Office of Finance City of Los Angeles  
200 N. Spring Street Room 101 City Hall  
Los Angeles, CA 90012-3224

1Sharpe Opportunity Intermediate Trust  
18301 Von Karman Ave., Ste. 330  
Irvine, CA 92612-0124

Center Street Lending VII SPE, LLC  
18301 Von Karman Ave., Ste. 330  
Irvine, CA 92612-0124

Prestige Default Services, LLC  
1920 Old Tustin Ave.  
Santa Ana, CA 92705-7811

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