

|   |                           |
|---|---------------------------|
| <p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>MARK T. YOUNG (Bar No. 89951)<br/>TAYLOR F. WILLIAMS-MONIZ (Bar No. 281331)<br/>ROBERT REGANYAN (Bar No. 261240)<br/>YOUNG &amp; WILLIAMS LLP<br/>25152 Springfield Court, Suite 345<br/>Valencia, California 91355-1081<br/>Telephone: 661.259.9000 / Facsimile: 661.554.7088<br/>E-mail: myoung@ywattorneys.com;<br/>twilliams@ywattorneys.com;<br/>rreganyan@ywattorneys.com</p> <p><input type="checkbox"/> Individual appearing without attorney<br/><input type="checkbox"/> Attorney for: Debtor/Debtor in Possession</p> | <p>FOR COURT USE ONLY</p> |
|---|---------------------------|

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

|   |   |
|---|---|
| <p>In re:<br/>MEGNA PACIFIC DREAMS AT OXNARD SHORES,<br/>INC.,</p> <p style="text-align: right;">Debtor(s).</p> | <p>CASE NO.: 1:24-bk-10647-MB<br/>CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p> |
|---|---|

|   |                             |
|---|-----------------------------|
| <p><b>Sale Date:</b> 07/12/2024</p>   | <p><b>Time:</b> 1:30 pm</p> |
| <p><b>Location:</b> Courtroom 303, 21041 Burbank Boulevard Woodland Hills, CA 91367</p> |                             |

**Type of Sale:**  Public  Private **Last date to file objections:** 06/28/2024

**Description of property to be sold:**

The Debtor's right, title, and interest in commercial real property located at 860 Mandalay Beach Road, Oxnard, California 93035 (the "Property"), which is a single-family residence.

**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:** \$ 2,275,000.00

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):**

(1) appear at the hearing; (2) submit a signed overbid at least 2 business days before the hearing stating: (i) identity and contact information of overbidder, (ii) purchase price of not less than \$2,375,000, (iii) deposit of [CONTINUED BELOW]

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

[CONTINUED FROM ABOVE] not less than 2%, and (iv) express agreement to enter into the sale on the same terms as the Sale Agreement and close on the terms and time provided therein; (3) deposit with Debtor at least 2 business days before the hearing a cashier's check in the amount of not less than 2% of the minimum overbid amount (i.e., \$47,500), payable to "Megna Pacific Dreams at Oxnard Shores, Inc., debtor and debtor-in-possession," and (4) provide written proof of their financial ability to close escrow unconditionally. [SEE MOTION FOR ADDITIONAL DETAILS]

Date: July 12, 2024, Time: 1:30 p.m., Ctrm.: Courtroom 303, 21041 Burbank Boulevard, Woodland Hills, CA 91367

ALSO VIA ZOOM - SEE MOTION

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

MARK T. YOUNG (Bar No. 89951)

YOUNG & WILLIAMS LLP

25152 Springfield Court, Suite 345

Valencia, California 91355-1081

Telephone: 661.259.9000 / Facsimile: 661.554.7088

E-mail: myoung@ywattorneys.com; twilliams@ywattorneys.com; rreganyan@ywattorneys.com;

kstephens@ywattorneys.com

(Please email all)

Date: 06/20/2024

## 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:  
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)* 06/20/2024, 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:

Russell Clementson russell.clementson@usdoj.gov

Todd S. Garan ch11ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

Mark T Young myoung@dywlaw.com

Service information continued on attached page

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

On *(date)* 06/21/2024, 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.

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.

06/20/2024  
*Date*

Robert Reganyan  
*Printed Name*

/s/ Robert Reganyan  
*Signature*