

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number ROSENDO GONZALEZ (CA STATE BAR NO. 137352) GONZALEZ & ASSOCIATES, P.L.C. 530 S. Hewitt Street, Suite 148 Los Angeles, CA 90013 (T) 213-452-0070 (F) 213-452-0080 E-mail: rossgonzalez@gonzalezplc.com	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: MEGA PROFESSIONAL, LLC, Debtor(s).	CASE NO.: 8:10-14271-ES

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 2/28/12	Time: 10:30 a.m.
Location: Courtroom "5A" - U.S. Bankruptcy Court [Santa Ana], 411 W. 4th Street, Santa Ana, CA 92701	

Type of Sale: Public Private Last date to file objections: 2/14/12

Description of Property to be Sold: 480 N. Glassell Street, Anaheim, California 92806 (the "Glassell Property") and the sports bar located at the Glassell Property commonly known as the "Press Box Bar & Grill" for the amount of \$1,100,000

Terms and Conditions of Sale: (1) Intial overbid of \$1,105,000 (2) any subsequent overbid to increase by no less than \$1,000, (3) any overbid to be presented at/or before the hearing, (4) any overbid may not contain any contingency, (5) no financing contingency, (6) sold "as is" without warranties, (7) Debtor will seek to confirm the highest/best offer at court hearing, (8) to participate in overbid process, must be present at court and tender \$20,000 in cash or cash equivalent as forfeitable deposit if failure to complete sale, (9) escrow to close by March 1, 2012

Proposed Sale Price: \$1,100,000

Overbid Procedure (If Any): SEE ABOVE; PLEASE ALSO READ THE DEBTOR'S MOTION SEEKING TO SELL AND THE NOTICE OF THE DEBTOR'S MOTION TO SELL FILED WITH THE BANKRUPTCY COURT

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 e:mail address):

ROSENDO GONZALEZ
530 S. Hewitt Street, Suite 148
Los Angeles, CA 90013
(T) 213-452-0070; (F) 213-452-0080
E-mail: rossgonzalez@gonzalezplc.com

Date: 1/19/12

Notice of Sale of Estate Property - Page 2

F 6004-2

In re MEGA PROFESSIONAL, LLC, Debtor(s).	CHAPTER: 11 CASE NO.: 8:10-14271-ES
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

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:
530 S. Hewitt Street, Suite 148
Los Angeles, CA 90013

A true and correct copy of the foregoing document described as 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 indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On _____ I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On 1/20/12 I served the following person(s) and/or entity(ies) at the last known address(es) 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/or with an overnight mail service addressed as follow. 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

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 1/20/12 I served the following person(s) and/or entity(ies) by personal delivery, 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 mailing 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 of America that the foregoing is true and correct.

1/20/12 Silva Ratevosyan /s/ Silva Ratevosyan
Date *Type Name* *Signature*

Notice of Sale of Estate Property

ADDITIONAL SERVICE INFORMATION (if needed):

United States Bankruptcy Judge

The Honorable Erithe A. Smith
United States Bankruptcy Court
411 West Fourth Street, Suite 5041
Santa Ana, CA 92701-4593

Debtor's Equity Security Holder

Chong Kahng
50 Heather Garden
Danville, CA 94508

United States Bankruptcy Court

Clerk's Office
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

Wei Hua Chen
Ivy Realty Commercial
611 S. Wilton Place
Los Angeles, CA 90005

Office of the United States Trustee

Santa Ana Division
411 W. Fourth Street, Suite 9041
Santa Ana, CA 92701
[Attn: Frank Cadigan]

In Sung Park,
FVP & Senior Collection Officer
3660 Wilshire Blvd., #917A
Los Angeles, CA 90006

Kids From The Valley V, LLC
P.O. Box 55047
Los Angeles, CA 90055

ASCAP
2675 Paces Ferry Road SE, Ste. 350
Atlanta GA 30339-4087

Banc of America Leasing& Capital,
LLC
c/o Thomas E. Shuck, Esq.
Parker, Milliken, et al.
555 S. Flower St., 30th Fl.
Los Angeles, CA 90071-2300

Bank of America
P.O. Box 100918
Atlanta, GA 30384-0918

Bank of America
P.O. Box 15710
Wilmington DE 19886-5710

Bank of America
P.O. Box 2864
Hartford CT 06101-8715

Bank of America
P.O. Box 2866
Hartford CT 06101-8715

BMI General Licensing
P.O. Box 406741
Atlanta, GA 30384-6741

Chase
P.O. Box 94014
Palatine, IL 60094-4014

Chase
PO Box 15298
Wilmington DE 19850-5298

Chase Bank USA NA
P.O. BOX 15145
Wilmington DE 19850-5145

Costco Wholesale
P.O. Box34331
Seattle WA 98124-1331

Discover Card
P.O. Box 6103
Carol Stream , IL 60197-6103

Bank of America NA and Mbna
America Bank
1000 Samoset Drive
DE5-023-03-03
Newark, DE 19713-6000

Franchise Tax Board
Bankruptcy Section MS A340
POB 2952
Sacramento CA 95812-2952

Hanmi Bank
3660 Wilshire Blvd., #103
Los Angeles CA 90010-2716

Chase Bank USA NA
P.O. Box 15145
Wilmington, DE 19850-5145

Internal Revenue Service
Centralized Insolvency Operations
P.O. Box 21126
Philadelphia PA 19114-0326

John Eom
Law Office of John Eom
3700 Wilshire Blvd, Ste 745
Los Angeles, CA 90010-3000

Orange County Treasurer Tax-
Collector
P.O.Box 1438
Santa Ana, Ca 92702-1438
Attn: Bankruptcy Unit

Orange County Treasurer Tsx
12 Civic Center Plaza, Room G58
PO Box 1438
Santa Ana, Ca 92702-1438

Wells Fargo
P.O. Box 54349
Los Angeles CA 90054-0349

Wells Fargo Bank, N.A.
BDD Bankruptcy Dept,
MAC S4101-08C
100 W. Washington Street
Phoenix, AZ 85003-1805

VIA EMAIL:

Banc of America's Counsel

Randolph A. Bain, Esq.
Law Offices of Randolph A. Bain
Bainrand@aol.com

**Banc of America Leasing & Capital,
LLC's Counsel**

Thomas E. Schuck, Esq.
Parker, Milliken, et al.
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Debtor

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Authorized Officer
Mega Professional, Inc.
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kahailmyun@hotmail.com