

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Rokšana D. Moradi-Brovia (Bar No. 266572) W. Sloan Youkstetter (Bar No. 296681) RESNIK HAYES MORADI LLP 17609 Ventura Blvd., Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 roksana@RHMFirm.com sloan@RHMFirm.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
---	--------------------

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  PRESIDIO DEVELOPMENT, LLC and MBZ TOYZ,  Debtor(s).	CASE NO.: 2:21-bk-10086-WB CHAPTER: 11  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 09/30/2021	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 1375, 255 E. Temple Street, Los Angeles, CA 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 09/16/2021

**Description of property to be sold:**

Debtor's assets consisting of the following:  
 All MBZ Toys' equipment; All MBZ Toys' inventory and packaging; and Vacant land located at 1229 Hollister St. San Diego CA to 888 Investment & Trade Inc. (the "Estate Assets").

**Terms and conditions of sale:**

The Estate Assets will be sold "as is, where is," with no warranties or representations of any kind whatsoever.

**Proposed sale price:** \$ 560,000.00

**Overbid procedure (if any):**

The sale is not subject to overbids.

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

9/30/2021 at 10:00 a.m. in Courtroom 1375, 255 E. Temple Street, Los Angeles, CA 90012.

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

The sale is not subject to overbids.

(Roksana D. Moradi-Brovia (Bar No. 266572), RESNIK HAYES MORADI LLP, 17609 Ventura Boulevard, Suite 314, Encino, CA 91316; Direct Line: (818) 933-2843; Main Line: (818) 285-0100; Facsimile: (818) 855-7013; roksana@RHMFirm.com)

Date: 09/08/2021

## 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:

17609 Ventura Blvd., Suite 314, Encino, CA 91316.

A true and correct copy of the foregoing document entitled (*specify*): 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*) 9/8/2021, 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*) 9/8/2021, 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*) 9/8/2021, 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.

9/8/2021

*Date*

Ja'Nita Fisher

*Printed Name*

/s/ Ja'Nita Fisher

*Signature*

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

- Former Counsel for Debtor Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com
- Thomas S Engel lawengmill@aol.com
- Counsel for UST Dare Law dare.law@usdoj.gov
- Counsel for Debtor Roksana D. Moradi-Brovia roksana@rhmfir.com, matt@rhmfir.com;janita@rhmfir.com;susie@rhmfir.com;max@rhmfir.com;priscilla@rhmfir.com;pardis@rhmfir.com;russ@rhmfir.com;rebeca@rhmfir.com;david@rhmfir.com;sloan@rhmfir.com
- Counsel for Debtor Matthew D. Resnik matt@rhmfir.com, roksana@rhmfir.com;janita@rhmfir.com;susie@rhmfir.com;max@rhmfir.com;priscilla@rhmfir.com;pardis@rhmfir.com;russ@rhmfir.com;rebeca@rhmfir.com;david@rhmfir.com;sloan@rhmfir.com`
- United States Trustee (LA) ustprejion16.la.ecf@usdoj.gov

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

***SERVED VIA CERTIFIED MAIL:***

***FEDERAL HOME LOANS CORP.***

**Entity Address from Schedules:**

Federal Home Loan Corp.  
3914 Murphy Canyon Road  
\$8250  
San Diego, CA 92123

Secured Creditors Michael Kamen  
and Nelly Barskaya  
c/o Thomas S. Engel, Esq.  
964 Fifth Ave., Suite 400  
San Diego, CA 92101

**Entity Address from POC:**

Secured Creditors Michael Kamen  
and Nelly Barskaya  
Federal Home Loans Corporation  
c/o Thomas S Engel Esq  
Engel & Miller  
964 Fifth Ave Ste 400  
San Diego CA 92101-6102

**Entity Main Address from California Secretary of State Website:**

Federal Home Loans Corp.  
3914 MURPHY CANYON RD  
SAN DIEGO CA 92123

**Entity's Agent for Service of Process per California Secretary of State Website:**

Evangeline Michael Salas  
**Agent for Service of Process for:**  
Federal Home Loans Corp.  
3914 MURPHY CANYON RD A250  
SAN DIEGO CA 92123

**Entity Main Address from its Website:**

Federal Home Loans Corp.  
8200 Jones Branch Dr.  
McLean, VA 22102-3110

**Entity Officer Name and Address:**

None.

**Entity Main Address from FDIC Website:**

None.

**SAN DIEGO COUNTY TREASURER- TAX COLLECTOR**

**Entity Address from Schedules:**

San Diego County Treasurer-Tax Collector  
1600 Pacific Hwy.  
Room 162  
San Diego, CA 92101

**Entity Address from POC:**

San Diego County Tax Collector  
1600 Pacific Hwy., Room 162  
ATTN: BK Desk  
San Diego, CA 92101

**Entity Main Address from California Secretary of State Website:**

None.

**Entity's Agent for Service of Process per California Secretary of State Website:**

None.

**Entity Main Address from its Website:**

Treasurer-Tax Collector  
San Diego County Admin. Center  
1600 Pacific Hwy., Room 162

San Diego, CA 92101

**Entity Officer Name and Address:**

Dan McAllister  
Treasurer-Tax Collector  
San Diego County Admin. Center  
1600 Pacific Hwy., Room 162  
San Diego, CA 92101

**Entity Main Address from FDIC Website:**

None.

**MONTCLAIRE PLACE**

**Entity Address from Schedules:**

Montclair Place  
5060 East Montclair Plaza Lane  
Montclair, CA 91763-1500

**Entity Address from POC:**

None.

**Entity Main Address from California Secretary of State Website:**

None.

**Entity's Agent for Service of Process per California Secretary of State Website:**

None.

**Entity Main Address from its Website:**

Montclair Place  
Management Office  
Upper Level, East Wing  
5060 E Montclair Plaza Lane  
Montclair, CA 91763

**Entity Officer Name and Address:**

None.

**Entity Main Address from FDIC Website:**

None.

**ALL REMAINING PARTIES SERVED VIA U.S. MAIL:**

Honorable Julia W. Brand  
United States Bankruptcy Court  
Central District of California  
255 E. Temple Street, Suite 1382  
Los Angeles, CA 90012

Presidio Development, LLC  
8001 Somerset Blvd., No. 329  
Paramount, CA 90723

Debtor's Representative:

Alex Kodnegah  
Representing: Presidio Development, LLC  
8001 Somerset Blvd., No. 329  
Paramount, CA 90723

Buyer's Representative:

Alex Kodnegah  
Representing: 888 Investment & Trade Inc  
8001 Somerset Blvd., No. 329  
Paramount, CA 90723

ALL REMAINING CREDITORS/PARTIES IN INTEREST:

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

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101

Employment Development Dept.  
Bankruptcy Group MIC 92E  
Po Box 826880  
Sacramento, CA 94280

California Department of Tax and Fee  
Administration  
Account Information Group MIC:29  
P.O. Box 942879  
Sacramento, CA 94279

California Dept. of Tax and Fee Administration  
Collections Support Bureau, MIC: 55  
PO Box 942879  
Sacramento, CA 94279-0055

U. S. Securities and Exchange Commission  
Attn: Bankruptcy Counsel  
444 South Flower Street, Suite 900

Los Angeles, CA 90071-9591

Attorney General  
United States Department of Justice  
Ben Franklin Station  
P. O. Box 683  
Washington, DC 20044

Civil Process Clerk  
United States Attorney's Office  
Federal Building, Room 7516  
300 North Los Angeles Street  
Los Angeles, CA 90012

Office of Finance  
City of Los Angeles  
200 N. Spring St. Rm 101 City Hall  
Los Angeles, CA 90012

Los Angeles County Treasurer and Tax  
Collector  
Attn: Bankruptcy Unit  
Po Box 54110  
Los Angeles, CA 90054

Adriana Cantoran  
2211 Orangewood Avenue, #569  
Anaheim, CA 92806-6538

Aggressive Holding LLC  
114 S. Center Street  
Santa Ana, CA 92703-4332

Global Tranz  
7230 North Codwell Ave  
Niles, IL 60714-4502

GlobalTranz Enterprises, LLC  
7350 N. Dobson Road  
Suite 130  
Scottsdale, AZ 85256-2711

Law Offices of Michael Jay Berger  
9454 Wilshire Blvd., 6th Fl.  
Beverly Hills, CA 90212