

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>GARY E. KLAUSNER (State Bar No. 69077) JEFFREY S. KWONG (State Bar No. 288239) LEVENE, NEALE, BENDER, YOO &amp; GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: gek@lnbyg.com; jsk@lnbyg.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for: Ch. 11 Debtor</p>	<p>FOR COURT USE ONLY</p>
---	---------------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p>MISSION MEDICAL INVESTORS, LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:25-bk-17926-WB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
--	---

<p><b>Sale Date:</b> 04/02/2026</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> Courtroom 1375, 255 E. Temple Street, Los Angeles CA 90012</p>	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/19/2026

**Description of property to be sold:**  
Real property located at: 27882 Forbes Road, Laguna Niguel, California 92677 (the "Property")

**Terms and conditions of sale:**

- Purchaser: Dr. Isaac Hakim and/or assignee (the "Purchaser");
- Purchase Price: \$23,100,000 (the "Purchase Price"), subject to overbid;
- Condition of Property: Property purchased "as is where is" without any representations or warranties of any kind; and
- See Purchase Agreement, attached as Exhibit "1" to the Motion.

**Proposed sale price:** \$ 23,100,000.00

---

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):** See attachment.

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

The proposed sale is free and clear of the lien and interests of the Orange County Treasurer and Tax Collector, Banc of California, and the Verdes Energy, Inc.

Hearing Date: April 2, 2026

Time: 10:00 am

Location: Courtroom 1375, 255 E. Temple Street, Los Angeles CA 90012

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

JEFFREY S. KWONG  
LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.  
2818 La Cienega Avenue  
Los Angeles, CA 90034  
Telephone: (310) 229-1234  
Facsimile: (310) 229-1244  
Email: jsk@lnbyg.com

Date: 03/03/2026

**Overbid Procedures:** In an attempt to ensure that the Debtor's estate receives maximum value from the sale of the Property, the Debtor will subject the Sale to overbidding at Auction pursuant to the proposed bidding procedures set forth below (the "Bidding Procedures"):

(a) Anyone interested in submitting an overbid with respect to the purchase of the Property must: (i) attend the hearing on the Motion (the Sale Hearing)<sup>1</sup> or be represented by an individual with authority to participate in the overbid process; and (ii) submit their official opening bid by **no later than 5:00 p.m. on March 26, 2026 (the "Submission Deadline")**.

(b) An overbid will be defined as an initial bid of \$23,400,000 net of any brokers' commissions (the "Initial Overbid")<sup>2</sup> or higher with each additional overbid to be in \$50,000 increments. Notwithstanding anything to the contrary herein, the Initial Overbid must net to the Debtor's estate, after all costs and expenses, at least more than the Purchaser's \$23,100,000 initial bid.

(c) To be qualified as a "Qualified Bidder," overbidders must deliver to the Debtor's attorneys, Levene, Neale, Bender, Yoo & Golubchik L.L.P., Attention Gary E. Klausner and Jeffrey S. Kwong, 2818 La Cienega Avenue, Los Angeles, California 90034, by **no later than the Submission Deadline**: (1) a written offer to purchase the Property for the amount of the Initial Overbid or higher on substantially the same or better terms as those set forth in the Purchase Agreement; (2) a cashier's check made payable to "Mission Medical Investors, LLC, debtor and debtor in possession" in the amount of \$2,340,000 (the "Deposit"), which is equal to 10% of the lowest Initial Overbid of \$23,400,000 net of any brokers' commissions; and (3) a preauthorization letter from a lending institution, a bank statement showing available cash, or other evidence of the financial wherewithal of the overbidder to purchase the Property for the amount of the overbid.

(d) Overbidders must offer to purchase the Property as-is and where-is, and without any representation or warranty from the Debtor, other than as set forth in the Purchase Agreement.

(e) Notwithstanding anything to the contrary herein, the Purchaser is qualified to bid and participate in any action for the Property (the "Auction"). If there are no Qualified Bidders that have satisfied all of the requirements set forth in section (c) herein, there will be no Auction and the Purchaser will be confirmed as the "Successful Bidder."

(f) If there are any Qualified Bidders other than the Purchaser, the Auction will take place at the Sale Hearing.

(g) At the Auction: (i) the highest and best offer (the final determination of which will be made by the Debtor based on the net sale proceeds to its bankruptcy estate, and will take into account any applicable broker's fees) shall be the "Successful Bidder"; and (ii) any Qualified Bidder may, at bidder's selection, be confirmed as a "Back-up Bidder" (otherwise, such bidder's deposit shall be returned within two (2) business days after conclusion of the Action).

(h) The Deposit of the Successful Bidder shall be non-refundable, and held by the Debtor's attorneys pending the closing of the sale of the Property ("Sale Closing"). The Deposit of the Back-up Bidder shall be held by the Debtor's attorneys pending the Sale Closing and shall be non-refundable only in the event that the Successful Bidder cannot timely complete the purchase of the Property.

(i) In the event the Successful Bidder does not timely complete the purchase of the Property, the Debtor shall be authorized to proceed with the sale to the Back-Up Bidder and retain the defaulting party's deposit as liquidated damages.

(j) Subject to Court approval, in the event that the Property is sold to a Successful Bidder other than the Buyer (the "Alternative Transaction"), then the Buyer shall be paid a break-up fee in the amount of two-hundred fifty thousand dollars (\$250,000) (the "Break-Up Fee"). If approved by the Court, the Break-Up Fee shall be deemed an allowed administrative expense of the Debtor's estate under sections 503(b) and 507(a)(2) of the Bankruptcy Code, payable to Buyer in immediately available funds concurrently with the closing of the Alternative Transaction.

### PROOF OF SERVICE OF DOCUMENT

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

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 **March 3, 2026**, 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:

- Steven Casselberry Steve.Casselberry@procopio.com, jessica.perez@procopio.com;asc@procopio.com;emily.marsh@procopio.com;calendaringbankruptcy@procopio.com
- Gary E Klausner gek@lnbyg.com
- Jeffrey S Kwong jsk@lnbyg.com, jsk@ecf.inforuptcy.com
- Emmanuel O Nwabuzor emnlaw@hotmail.com, nwabuzorlaw@gmail.com
- Maria K Pum maria.pum@procopio.com, barb.young@procopio.com, calendaringbankruptcy@procopio.com, erik.jilil@procopio.com, sidney.roeun@procopio.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Hatty K Yip hatty.yip@usdoj.gov, hatty.k.yip@usdoj.gov

**2. SERVED BY UNITED STATES MAIL:** On **March 3, 2026**, 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 list attached

**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 **March 3, 2026**, 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.

Email Service list attached

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

March 3, 2026	Vanina Ivanova	/s/ Vanina Ivanova
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>

Mission Medical Investors, LLC  
(11092)  
VIA U.S Mail

**Additional Mail**

Liz Van De Vanter, Banc of California,  
3 MacArthur Place, 5th Floor,  
Santa Ana CA 92707

Laguna Niguel Surgery Center LLC.  
27882 Forbes Rd Suites 203 & 206,  
Laguna Niguel, CA 92677

Michael Diep DDS and Michael Diep  
27882 Forbes Rd Suite 203,  
Laguna Niguel, CA 92677

OCD Anxiety Centers California, LLC  
27882 Forbes Rd Suite 110,  
Laguna Niguel, CA 92677

The Ranch Wellness Center, LLC  
27882 Forbes Rd Suite 100,  
Laguna Niguel, CA 92677

Victoria Wang, M.D., Inc.  
27882 Forbes Rd Suite 201,  
Laguna Niguel, CA 92677

Verdes Energy, Inc., Emmanuel Nwabuzor, APC,  
3250 Wilshire Blvd., Suite 1500,  
Los Angeles CA 90010

County of Orange – Treasurer-Tax Collector,  
Santa Ana, CA 92702-4515

Dr. Omid Vesal.  
27882 Forbes Rd Ste 120,  
Laguna Niguel, CA 92677

**Additional Email**

Counsel for Verdes Energy, Inc. – [emnlaw@me.com](mailto:emnlaw@me.com)  
County of Orange Treasurer – Tax Collector – [bk@octreasurer.gov](mailto:bk@octreasurer.gov)  
Counsel for Banc of California – [Maria.Pum@procopio.com](mailto:Maria.Pum@procopio.com); [Steve.Casselberry@procopio.com](mailto:Steve.Casselberry@procopio.com)  
Estate Broker - [darrell.levonian@kidder.com](mailto:darrell.levonian@kidder.com)

Anchor:

Dr. Hakim:

Label Matrix for local noticing  
0973-2

Case 2:25-bk-17926-WB

Central District of California  
Los Angeles

Tue Mar 3 15:23:28 PST 2026

Los Angeles Division  
255 East Temple Street,  
Los Angeles, CA 90012-3332

Levene, Neale, Bender, Yoo & Golubchik LLP  
Main Document Page 7 of 8  
2818 La Cienega Avenue  
Los Angeles, CA 90034-2618

Mission Medical Investors, LLC  
825 S. Barrington Ave  
Los Angeles, CA 90049-4707

A&G Plumbing Services, Inc.  
PO Box 1075  
San Clemente, CA 92674-1075

AT&T  
PO Box 5074  
Carol Stream, IL 60197-5074

Ability Fire Fire SVC Corp  
PO Box 4455  
Santa Ana, CA 92702-4455

Banc of California  
1025 W. 190th Street  
Suite 100  
Gardena, CA 90248-4317

Banc of California  
c/o Steve Casselberry Procopio  
200 Spectrum Center Dr., Ste 1650  
Irvine, CA 92618-5012

CR&R Environmental Services  
PO Box 206  
Stanton, CA 90680-0206

County of Orange Treasurer-Tax Collector  
PO Box 4515  
Santa Ana CA 92702-4515

Fire Safety First  
1170 E. Fruit St  
Santa Ana, CA 92701-4205

Franchise Tax Board  
Special Procedures  
POB 2952  
Sacramento, CA 95812-2952

Hillside Heating & Air  
9304 Magnolia Ave  
Riverside, CA 92503-3702

(p) INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 7346  
PHILADELPHIA PA 19101-7346

Juis Fernando Gutierrez  
432 S. Starboard St  
Santa Ana, CA 92704-1065

Liliana Mancilla Cortez  
31601 Los Rios Street  
San Juan Capistrano, CA 92675-2507

MarVista Construction  
603 E. Alton Ave  
Suit H  
Santa Ana, CA 92705-5646

McHenry Plantation, Inc.  
PO Box 50592  
Irvine, CA 92619-0592

Moulton Niguel Water  
PO Box 848353  
Los Angeles, CA 90084-8353

Post Insurance Services Inc  
2356 Torrance Blvd  
Torrance, CA 90501-2570

Receivership Specialists  
c/o Andy Hoover  
11500 W. Olympic Blvd, Ste 530  
Los Angeles, CA 90064-1676

(p)SDG&E  
PO BOX 25111  
SANTA ANA CA 92799-5111

Schindler Elevator  
3585 Cadillac Ave  
Suite B  
Costa Mesa, CA 92626-1495

SoCal Gas  
PO Box 1626  
Monterey Park, CA 91754-8626

Sontril  
23 Mauchly  
#100  
Irvine, CA 92618-2330

The Bugman  
525 N Shepard St  
Anaheim, CA 92806-2834

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Verdes Energy, Inc.  
Attn: Anthony Muoneke  
2356 Torrance Boulevard, Suite 100  
Torrance, CA 90501-2569

(p)RENTOKIL NA  
ATTN BANKRUPTCY TEAM  
1125 BERKSHIRE BLVD  
SUITE 150  
READING PA 19610-1218

Anthony Muoneke  
Verdes Energy Inc.  
2356 Torrance Blvd., Suite 100  
Torrance, CA 90501-2569

Gary F. Kleysner  
Main Document Page 8 of 8  
Levene, Neale, Bender, Yoo & Golubchik L  
2818 La Cienega Avenue  
Los Angeles, CA 90034-2618

Levene, Neale, Bender, Yoo & Golubchik L  
2818 La Cienega Avenue  
Los Angeles, CA 90034-2618

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Internal Revenue Service  
Insolvency I Stop 5022  
300 N. Los Angeles St., #4062  
Los Angeles, CA 90012-9903

SDG&E  
PO Box 25111  
Santa Ana, CA 92799-5111

Western Exterminator  
PO Box 740608  
Cincinnati, OH 45274-0608

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Banc of California

(u)KIDDER MATHEWS OF CA, INC.

End of Label Matrix	
Mailable recipients	32
Bypassed recipients	2
Total	34