

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF MARYLAND

Case number *(if known)* \_\_\_\_\_ Chapter 11

Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. **Debtor's name** Monster Investments, Inc

2. **All other names debtor used in the last 8 years**  
 Include any assumed names, trade names and *doing business as* names

3. **Debtor's federal Employer Identification Number (EIN)** 45-0603154

<p>4. <b>Debtor's address</b></p>	<p><b>Principal place of business</b></p> <p><u>6026 Swanson Creek Lane</u>  <u>Hughesville, MD 20637</u>                  Number, Street, City, State &amp; ZIP Code</p> <p><u>Charles</u>                  County</p>	<p><b>Mailing address, if different from principal place of business</b></p> <p>_____                  P.O. Box, Number, Street, City, State &amp; ZIP Code</p> <p><b>Location of principal assets, if different from principal place of business</b></p> <p>_____                  Number, Street, City, State &amp; ZIP Code</p>
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5. **Debtor's website (URL)** \_\_\_\_\_

6. **Type of debtor**

Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Partnership (excluding LLP)

Other. Specify: \_\_\_\_\_

Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

**7. Describe debtor's business**

A. *Check one:*

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. *Check all that apply*

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
 See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

*Check one:*

- Chapter 7
- Chapter 9
- Chapter 11. *Check all that apply:*

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- No.
- Yes.

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
 District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?  No  Yes.

List all cases. If more than 1, attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
 District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

11. Why is the case filed in this district? *Check all that apply:*  
 Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.  
 A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?  No  Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
 What is the hazard? \_\_\_\_\_
- It needs to be physically secured or protected from the weather.
- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- Other Property was destroyed by fire 6/2021

Where is the property? 2400 Old Washington Rd.  
Waldorf, MD, 20601-0000  
 Number, Street, City, State & ZIP Code

Is the property insured?  
 No  
 Yes. Insurance agency The Hartford Insurance  
 Contact name Quinten  
 Phone \_\_\_\_\_

**Statistical and administrative information**

13. Debtor's estimation of available funds. *Check one:*  
 Funds will be available for distribution to unsecured creditors.  
 After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. Estimated Assets

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

**16. Estimated liabilities**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input type="checkbox"/> \$1,000,001 - \$10 million             | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million           | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million          | <input type="checkbox"/> More than \$50 billion          |
-

Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.  
 I have been authorized to file this petition on behalf of the debtor.  
 I have examined the information in this petition and have a reasonable belief that the information is true and correct.  
 I declare under penalty of perjury that the foregoing is true and correct.  
 Executed on October 19, 2021  
MM / DD / YYYY

/s/ Donald Bernard Donald Bernard  
Signature of authorized representative of debtor Printed name  
 Title President

**18. Signature of attorney**

/s/ Michael G. Wolff Date October 19, 2021  
Signature of attorney for debtor MM / DD / YYYY  
Michael G. Wolff 10269  
Printed name  
Wolff & Orenstein, LLC  
Firm name  
15245 Shady Grove Road  
North Lobby, Suite 465  
Rockville, MD 20850  
Number, Street, City, State & ZIP Code  
 Contact phone 301-250-7232 Email address mwolff@wolawgroup.com  
10269 MD  
Bar number and State

**Fill in this information to identify the case:**Debtor name Monster Investments, IncUnited States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

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## Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 19, 2021**X /s/ Donald Bernard**

Signature of individual signing on behalf of debtor

Donald Bernard

Printed name

President

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name Monster Investments, Inc  
 United States Bankruptcy Court for the: DISTRICT OF MARYLAND  
 Case number (if known): \_\_\_\_\_

Check if this is an  
 amended filing

**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
NHN Properties, LLC PO Box 45122 Westlake, OH 44145		6027 Swanson Creek Ln., Hughesville, MD 20637	Contingent Unliquidated Disputed	\$5,308,583.33	\$565,400.00	\$4,743,183.33
iFundCities 448 N 10th Street Suite 402 Philadelphia, PA 19123		Commercial Loan				\$4,000,000.00
Washington Capital Partners 2815 Hartland Road Suite 200 Falls Church, VA 22043		7, 8, 14, 16, 18, 19, 27, 28, and 30 Shelton Court, Indian Head, MD 20640	Contingent Unliquidated Disputed	\$1,800,000.00	\$175,721.07	\$1,624,278.93
Broadmark Realty Capital 309 E Paces Ferry Rd NE Suite 400 Atlanta, GA 30305		2380 and 2400 Old Washington Rd., Waldorf, MD 20601	Contingent Unliquidated Disputed	\$2,500,000.00	\$1,308,000.00	\$1,192,000.00
Prestare, LLC 21380 Lorain Rd. Ste. 201 Fairview Park, OH 44126			Contingent Unliquidated Disputed	\$750,000.00	\$0.00	\$750,000.00
Toyota Financial Services Asset Protection Department PO Box 2958 Torrance, CA 90509-2958		2018 Toyota Tundra		\$52,000.00	\$42,000.00	\$10,000.00

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**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

1. <b>Schedule A/B: Assets-Real and Personal Property</b> (Official Form 206A/B)	
1a. <b>Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <u>9,954,348.10</u>
1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <u>64,500.00</u>
1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <u>10,018,848.10</u>

**Part 2: Summary of Liabilities**

2. <b>Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <u>12,529,878.39</u>
3. <b>Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
3a. <b>Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <u>0.00</u>
3b. <b>Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <u>4,000,000.00</u>
4. <b>Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <u>16,529,878.39</u>



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# Official Form 206A/B

## Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. **Cash on hand** \$3,200.00

	Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1.	Capital One Bank	Checking	3417	\$19,300.00

4. **Other cash equivalents** (Identify all)

5. **Total of Part 1.** \$22,500.00

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes Fill in the information below.

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

**Part 4: Investments**

13. Does the debtor own any investments?

Debtor Monster Investments, Inc  
Name

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- No. Go to Part 5.
- Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
- Yes Fill in the information below.

General description	Net book value of debtor's interest	Valuation method used for current value	Current value of debtor's interest
<b>47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles</b>			
47.1. <u>2018 Toyota Tundra</u>	<u>\$0.00</u>		<u>\$42,000.00</u>

48. **Watercraft, trailers, motors, and related accessories** *Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels*

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

<u>\$42,000.00</u>
--------------------

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- No
- Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- No
- Yes

**Part 9: Real property**

Debtor Monster Investments, Inc  
Name

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## 54. Does the debtor own or lease any real property?

- No. Go to Part 10.
- Yes Fill in the information below.

## 55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 7 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,721.07
55.2. 8 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,767.79
55.3. 14 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,859.81
55.4. 16 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,821.68
55.5. 18 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,692.08
55.6. 19 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,727.28
55.7. 27 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,805.95
55.8. 28 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,678.65
55.9. 30 Shelton Court, Indian Head, MD 20640	Fee simple	Unknown		\$175,737.09
55.10 953 Chandler Court, Waldorf MD, 20602	Fee simple	Unknown		\$300,000.00

Debtor	Monster Investments, Inc Name		Case number (If known)	
55.11	3057 Huntington Circle, Waldorf, MD 20602	Fee simple	Unknown	\$230,000.00
55.12	3781 Red Berry Drive, Pt. Republic, MD 20676	Fee simple	Unknown	\$385,000.00
55.13	6024 Swanson Creek, Hughesville, MD 20637	Fee simple	Unknown	\$435,000.00
55.14	8537 Sunset Lane, Broomes Island, MD 20615	Fee simple	Unknown	\$470,000.00
55.15	27290 Three Notch Road, Mechanicsville, MD 20659	Fee simple	Unknown	\$435,000.00
55.16	37560 Charlotte Hall School Rd., Charlotte Hall, MD 20622	Fee simple	Unknown	\$415,000.00
55.17	40362 Dockser Drive, Mechanicsville, MD 20659	Fee simple	Unknown	\$670,000.00
55.18	45016 Graves Road, Hollywood, MD 20636	Fee simple	Unknown	\$380,000.00
55.19	27857 Budds Creek Rd., Mechanicsville, MD 20659	Fee simple	Unknown	\$135,500.00
55.20	29823 Hillview Drive, Mechanicsville, MD 20659	Fee simple	Unknown	\$179,736.70
55.21	36029 Center Ave., Chaptico, MD 20621	Fee simple	Unknown	\$104,100.00
55.22	6026 Swanson Creek Ln., Hughesville, MD 20637	Fee simple	Unknown	\$646,300.00
55.23	6027 Swanson Creek Ln., Hughesville, MD 20637	Fee simple	Unknown	\$565,400.00

Debtor Monster Investments, Inc Case number (If known) \_\_\_\_\_  
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55.24 2380 Old Washington Rd., Waldorf, MD 20601 Fee simple Unknown \$1,308,000.00

55.25 2400 Old Washington Rd., Waldorf, MD 20601 Fee simple Unknown Unknown

55.26 12095 Hintze Pl., Waldorf, MD 20601 Fee simple Unknown \$338,200.00

55.27 44721 Emma Ln., Hollywood, MD 20636 Fee simple Unknown \$301,300.00

55.28 1456 Atlantic Breeze Way, Ponte Vedra, FL 32802 Fee simple Unknown \$1,074,000.00

56. **Total of Part 9.** \$9,954,348.10  
 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
 Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**  
 No  
 Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**  
 No  
 Yes

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
- Yes Fill in the information below.

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
- Yes Fill in the information below.

Current value of debtor's interest

71. **Notes receivable**  
 Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**  
 Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

Debtor Monster Investments, Inc  
Name

Case number (If known) \_\_\_\_\_

Hartford Insurance claim for fire loss of structure at 2400 Old Washington Road

Unknown

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

Avance Title and Soledad Herrerra  
Under investigation to determine extent of fraud and related damages

Unknown

<b>Nature of claim</b>	Fraud, Defalcation
<b>Amount requested</b>	\$0.00

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00
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79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- No
- Yes

Debtor Monster Investments, Inc  
Name

Case number (if known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	\$22,500.00	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	\$0.00	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	\$0.00	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	\$0.00	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	\$0.00	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	\$0.00	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	\$0.00	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	\$42,000.00	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		\$9,954,348.10
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	\$0.00	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. <b>Total.</b> Add lines 80 through 90 for each column	\$64,500.00	+ 91b. \$9,954,348.10
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		\$10,018,848.10

**Fill in this information to identify the case:**

Debtor name Monster Investments, Inc

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
<p><b>2.1</b></p> <p><u>Broadmark Realty Capital</u></p> <p>Creditor's Name 309 E Paces Ferry Rd NE Suite 400 Atlanta, GA 30305</p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</p> <p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p><b>Describe debtor's property that is subject to a lien</b> 2380 and 2400 Old Washington Rd., Waldorf, MD 20601</p> <p><b>Describe the lien</b></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p>	<p><u>\$2,500,000.00</u></p>	<p><u>\$1,308,000.00</u></p>
<p><b>2.2</b></p> <p><u>DLP Capital</u></p> <p>Creditor's Name 95 Highland Ave., Suite 300 Bethlehem, PA 18017</p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</p> <p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b></p>	<p><b>Describe debtor's property that is subject to a lien</b> 1456 Atlantic Breeze Way, Ponte Vedra, FL 32802</p> <p><b>Describe the lien</b> Line of Credit, Secured in Florida Property</p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply</p>	<p><u>\$400,000.00</u></p>	<p><u>\$1,000,000.00</u></p>



Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

- No  Contingent  
 Yes. Specify each creditor, including this creditor and its relative priority.  Unliquidated  Disputed

2.3	<b>FCI Lender Services, Inc.</b> <small>Creditor's Name</small>  P.O. Box 27370 Anaheim, CA 92809-0112 <small>Creditor's mailing address</small>   <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b> 6580 <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> 37560 Charlotte Hall School Rd., Charlotte Hall, MD 20622 <hr/> <b>Describe the lien</b> Deed of Trust <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$373,493.31           \$415,000.00
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2.4	<b>FCI Lender Services, Inc.</b> <small>Creditor's Name</small>  P.O. Box 27370 Anaheim, CA 92809-0112 <small>Creditor's mailing address</small>   <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b> 1853 <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> 27290 Three Notch Road, Mechanicsville, MD 20659 <hr/> <b>Describe the lien</b> Deed of Trust <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$392,887.45           \$435,000.00
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2.5	<b>FCI Lender Services, Inc.</b> <small>Creditor's Name</small>  P.O. Box 27370 Anaheim, CA 92809-0112 <small>Creditor's mailing address</small>   <small>Creditor's email address, if known</small>	<b>Describe debtor's property that is subject to a lien</b> 3057 Huntington Circle, Waldorf, MD 20602 <hr/> <b>Describe the lien</b> Deed of Trust <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$222,838.31           \$230,000.00
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Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

Date debt was incurred

Is anyone else liable on this claim?

- No
- Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

1833

Do multiple creditors have an interest in the same property?

- No
- Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
- Contingent
  - Unliquidated
  - Disputed

**2.6** FCI Lender Services, Inc. Describe debtor's property that is subject to a lien \$246,074.56 \$300,000.00  
Creditor's Name 953 Chandler Court, Waldorf MD, 20602

P.O. Box 27370  
Anaheim, CA 92809-0112

Creditor's mailing address

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

- No
- Yes

Creditor's email address, if known

Is anyone else liable on this claim?

- No
- Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

Last 4 digits of account number

5130

Do multiple creditors have an interest in the same property?

- No
- Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
- Contingent
  - Unliquidated
  - Disputed

**2.7** FCI Lender Services, Inc. Describe debtor's property that is subject to a lien \$319,501.43 \$670,000.00  
Creditor's Name 40362 Dockser Drive, Mechanicsville, MD 20659

P.O. Box 27370  
Anaheim, CA 92809-0112

Creditor's mailing address

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

- No
- Yes

Creditor's email address, if known

Is anyone else liable on this claim?

- No
- Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

Last 4 digits of account number

9901

Do multiple creditors have an interest in the same property?

- No
- Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
- Contingent
  - Unliquidated
  - Disputed

**2.8** NHN Properties, LLC Describe debtor's property that is subject to a lien \$5,308,583.33 \$565,400.00

Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

Creditor's Name 6027 Swanson Creek Ln., Hughesville, MD 20637

PO Box 45122  
Westlake, OH 44145

Creditor's mailing address

**Describe the lien**

**Is the creditor an insider or related party?**

No

Yes

**Is anyone else liable on this claim?**

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

No

Yes. Specify each creditor, including this creditor and its relative priority.

**As of the petition filing date, the claim is:**  
 Check all that apply

Contingent

Unliquidated

Disputed

**2.9** Prestare, LLC **Describe debtor's property that is subject to a lien** \$750,000.00 \$0.00  
Creditor's Name

21380 Lorain Rd. Ste. 201  
Fairview Park, OH 44126

Creditor's mailing address

**Describe the lien**

**Is the creditor an insider or related party?**

No

Yes

**Is anyone else liable on this claim?**

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

No

Yes. Specify each creditor, including this creditor and its relative priority.

**As of the petition filing date, the claim is:**  
 Check all that apply

Contingent

Unliquidated

Disputed

**2.1** Toorak Capital Partners, LLC **Describe debtor's property that is subject to a lien** \$164,500.00 \$470,000.00  
0 Creditor's Name

15 Maple Street  
2nd Fl. W.  
Summit, NJ 07901

Creditor's mailing address

**Describe the lien**

**Is the creditor an insider or related party?**

No

Yes

**Is anyone else liable on this claim?**

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

**As of the petition filing date, the claim is:**  
 Check all that apply

Debtor Monster Investments, Inc Case number (if known) \_\_\_\_\_  
Name

- No  Contingent  
 Yes. Specify each creditor, including this creditor and its relative priority.  Unliquidated  Disputed

2.1 1	<b>Toyota Financial Services</b> <small>Creditor's Name</small> Asset Protection Department PO Box 2958 Torrance, CA 90509-2958 <small>Creditor's mailing address</small>  _____ <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> 12/2017 <b>Last 4 digits of account number</b> 1883 <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> 2018 Toyota Tundra  _____ <b>Describe the lien</b>  <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$52,000.00	\$42,000.00
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2.1 2	<b>Washington Capital Partners</b> <small>Creditor's Name</small> 2815 Hartland Road Suite 200 Falls Church, VA 22043 <small>Creditor's mailing address</small>  _____ <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b>  <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	<b>Describe debtor's property that is subject to a lien</b> 7, 8, 14, 16, 18, 19, 27, 28, and 30 Shelton Court, Indian Head, MD 20640  _____ <b>Describe the lien</b>  <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  <b>As of the petition filing date, the claim is:</b> Check all that apply <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$1,800,000.00	\$175,721.07
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3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. \$12,529,878.39

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Debtor Monster Investments, Inc  
Name

Case number (if known) \_\_\_\_\_

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**Fill in this information to identify the case:**

Debtor name Monster Investments, Inc

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206E/F**  
**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
- Yes. Go to line 2.

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address iFundCities 448 N 10th Street Suite 402 Philadelphia, PA 19123  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Commercial Loan</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <span style="float: right;">\$4,000,000.00</span>

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

		Total of claim amounts
5a.	Total claims from Part 1	\$ 0.00
5b.	Total claims from Part 2	+ \$ 4,000,000.00
5c.	Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ 4,000,000.00

**Fill in this information to identify the case:**

Debtor name Monster Investments, Inc

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

<b>2. List all contracts and unexpired leases</b>	<b>State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease</b>
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2.1.	State what the contract or lease is for and the nature of the debtor's interest	Residential lease	
	State the term remaining	month to month	
	List the contract number of any government contract	_____	Chris Hoffenbacher 12095 Hintze Place Waldorf, MD 20601

2.2.	State what the contract or lease is for and the nature of the debtor's interest	Residential lease	
	State the term remaining	12/1/19-12/31/23	
	List the contract number of any government contract	_____	Clarissa Platter 28 Shelton Court Indian Head, MD 20640

2.3.	State what the contract or lease is for and the nature of the debtor's interest	Residential lease	
	State the term remaining	1/1/21-12/31/22	
	List the contract number of any government contract	_____	Clinton Whittaker 3781 Red Berry Drive Port Republic, MD 20676

2.4.	State what the contract or lease is for and the nature of the debtor's interest	Residential lease	
	State the term remaining	12/1/19-12/31/23	
	List the contract number of any government contract	_____	Derrick Lyons 19 Shelton Court Indian Head, MD 20640

Debtor 1 Monster Investments, Inc  
First Name Middle Name Last Name

Case number (if known) \_\_\_\_\_

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases** **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.5. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_ Deverick Duncan  
2380 Old Washington Road  
Waldorf, MD 20601

2.6. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 10/1/21-9/30/22

List the contract number of any government contract \_\_\_\_\_ Eric Johnson  
36029 Center Avenue  
Chaptico, MD 20621

2.7. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_ Francisco Cerrero  
2400 Old Washington Road  
Waldorf, MD 20601

2.8. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 12/1/19-12/31/23

List the contract number of any government contract \_\_\_\_\_ Gail Lyons  
30 Shelton Court  
Indian Head, MD 20640

2.9. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_ Hardcharger Towing  
12095 Hintze Place  
Waldorf, MD 20601

2.10. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 1/1/2020-12/31/21

List the contract number of any \_\_\_\_\_ Holly Clements  
45016 Graves Road, Apt. A  
Hollywood, MD 20636



Debtor 1 Monster Investments, Inc  
First Name Middle Name Last Name

Case number (if known) \_\_\_\_\_

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases** **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

government contract \_\_\_\_\_

2.11. State what the contract or lease is for and the nature of the debtor's interest Residential lease  
 State the term remaining month to month  
 List the contract number of any government contract Janet Gardner  
40362 Dockser Drive, Apt. B  
Mechanicsville, MD 20659

2.12. State what the contract or lease is for and the nature of the debtor's interest Residential lease  
 State the term remaining 12/1/19-12/2/22  
 List the contract number of any government contract Jasmine Hill  
16 Shelton Court  
Indian Head, MD 20640

2.13. State what the contract or lease is for and the nature of the debtor's interest Residential lease  
 State the term remaining 1/13/21-1/12/22  
 List the contract number of any government contract Jennifer Green  
27290 Three Notch Road, Apt. B  
Mechanicsville, MD 20659

2.14. State what the contract or lease is for and the nature of the debtor's interest Residential lease  
 State the term remaining 3/15/21-3/14/22  
 List the contract number of any government contract Jennifer Last  
44721 Emma Lane  
Hollywood, MD 20636

2.15. State what the contract or lease is for and the nature of the debtor's interest Residential lease  
 State the term remaining 1/1/21-12/31/22  
 List the contract number of any government contract John & Kelly Lee  
8537 Sunset Drive  
Broomes Island, MD 20615

2.16. State what the contract or lease is for and the nature of the debtor's interest Residential lease  
John Barnett  
27290 Three Notch Road, Apt. C  
Mechanicsville, MD 20659

Debtor 1 Monster Investments, Inc  
First Name Middle Name Last Name

Case number (if known) \_\_\_\_\_

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases** **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_

2.17. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_

Jose Echeverria  
 3057 Huntington Circle  
 Waldorf, MD 20602

2.18. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 12/1/19-12/31/23

List the contract number of any government contract \_\_\_\_\_

Joy Keys  
 18 Shelton Court  
 Indian Head, MD 20640

2.19. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 1/1/21-12/31/22

List the contract number of any government contract \_\_\_\_\_

Karen Lee  
 45016 Graves Road, Apt. C  
 Hollywood, MD 20636

2.20. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 9/1/21-8/31/22

List the contract number of any government contract \_\_\_\_\_

Kimberly White  
 29823 Hillview Drive  
 Mechanicsville, MD 20659

2.21. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_

Latarsha Bannister  
 14 Shelton Court  
 Indian Head, MD 20640

Debtor 1 Monster Investments, Inc  
First Name Middle Name Last Name

Case number (if known) \_\_\_\_\_

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases** **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.22. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 1/1/20-12/31/22

List the contract number of any government contract \_\_\_\_\_ Lenette Penny  
7 Shelton Court  
Indian Head, MD 20640

2.23. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 12/1/19-12/31/23

List the contract number of any government contract \_\_\_\_\_ Lisa Patopie  
27 Shelton Court  
Indian Head, MD 20640

2.24. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_ Michael Perry  
37560 Charlotte Hall School Road  
Charlotte Hall, MD 20622

2.25. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_ Mike Gardner  
40362 Dockser Drive, Apt. B  
Mechanicsville, MD 20659

2.26. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining month to month

List the contract number of any government contract \_\_\_\_\_ Nicholas Higgins  
40362 Dockser Drive, Apt. A  
Mechanicsville, MD 20659

2.27. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 6/1/21-5/31/22

List the contract number of any \_\_\_\_\_ Rexine Hughes  
45016 Graves Road, Apt. D  
Hollywood, MD 20636

Debtor 1 Monster Investments, Inc  
First Name Middle Name Last Name

Case number (if known) \_\_\_\_\_

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases** **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

government contract \_\_\_\_\_

2.28. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 1/1/20-12/31/22

List the contract number of any government contract \_\_\_\_\_ Ruth Keys  
8 Shelton Court  
Indian Head, MD 20640

2.29. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 8/1/21-7/31/22

List the contract number of any government contract \_\_\_\_\_ Sharonda King  
2380 Old Washington Road  
Waldorf, MD 20601

2.30. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 1/1/21-12/31/22

List the contract number of any government contract \_\_\_\_\_ Stacy Baker  
45016 Grave Road, Apt. B  
Hollywood, MD 20636

2.31. State what the contract or lease is for and the nature of the debtor's interest Residential lease

State the term remaining 11/1/20-10/31/21

List the contract number of any government contract \_\_\_\_\_ Stacy Martin  
27290 Three Notch Road, Apt. A  
Mechanicsville, MD 20659

**Fill in this information to identify the case:**

Debtor name Monster Investments, Inc

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206H  
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G.** Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	Donald Bernard	6024 Swanson Creek Lane Hughesville, MD 20637 Entered July 23, 2021	NHN Properties, LLC	<input checked="" type="checkbox"/> D <u>2.8</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	Lorressa Dawn Robinson	a/k/a Lorressa Dawn Welch 6026 Swanson Creek Hughesville, MD 20637 Entered July 23, 2021	NHN Properties, LLC	<input checked="" type="checkbox"/> D <u>2.8</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

**United States Bankruptcy Court  
District of Maryland**

In re Monster Investments, Inc Debtor(s) Case No. \_\_\_\_\_  
Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Donald Bernard 6024 Swanson Creek Lane Hughesville, MD 20637		100%	

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the President of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date October 19, 2021 Signature /s/ Donald Bernard  
Donald Bernard

*Penalty for making a false statement of concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court  
District of Maryland**

In re Monster Investments, Inc Case No. \_\_\_\_\_  
Debtor(s) Chapter 11

**VERIFICATION OF CREDITOR MATRIX**

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: October 19, 2021

/s/ Donald Bernard  
Donald Bernard/President  
Signer/Title

Broadmark Realty Capital  
309 E Paces Ferry Rd NE  
Suite 400  
Atlanta, GA 30305

Chris Hoffenbacher  
12095 Hintze Place  
Waldorf, MD 20601

Clarissa Platter  
28 Shelton Court  
Indian Head, MD 20640

Clinton Whittaker  
3781 Red Berry Drive  
Port Republic, MD 20676

Derrick Lyons  
19 Shelton Court  
Indian Head, MD 20640

Deverick Duncan  
2380 Old Washington Road  
Waldorf, MD 20601

DLP Capital  
95 Highland Ave., Suite 300  
Bethlehem, PA 18017

Eric Johnson  
36029 Center Avenue  
Chaptico, MD 20621

FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 92809-0112



Ford Motor Credit Company, LLC  
1335 S. Clearview Avenue  
Mesa, AZ 85208

Francisco Cerrero  
2400 Old Washington Road  
Waldorf, MD 20601

Gail Lyons  
30 Shelton Court  
Indian Head, MD 20640

Hardcharger Towing  
12095 Hintze Place  
Waldorf, MD 20601

Holly Clements  
45016 Graves Road, Apt. A  
Hollywood, MD 20636

iFundCities  
448 N 10th Street  
Suite 402  
Philadelphia, PA 19123

Janet Gardner  
40362 Dockser Drive, Apt. B  
Mechanicsville, MD 20659

Jasmine Hill  
16 Shelton Court  
Indian Head, MD 20640

Jason Neil Greenberg, Esq.  
502 Washington Ave.  
Suite 730  
Towson, MD 21204

Jennifer Green  
27290 Three Notch Road, Apt. B  
Mechanicsville, MD 20659

Jennifer Last  
44721 Emma Lane  
Hollywood, MD 20636

John & Kelly Lee  
8537 Sunset Drive  
Broomes Island, MD 20615

John Barnett  
27290 Three Notch Road, Apt. C  
Mechanicsville, MD 20659

Jose Echeverria  
3057 Huntington Circle  
Waldorf, MD 20602

Joy Keys  
18 Shelton Court  
Indian Head, MD 20640

Karen Lee  
45016 Graves Road, Apt. C  
Hollywood, MD 20636

Kimberly White  
29823 Hillview Drive  
Mechanicsville, MD 20659

Latarsha Bannister  
14 Shelton Court  
Indian Head, MD 20640

Lenette Penny  
7 Shelton Court  
Indian Head, MD 20640

Lisa Patopie  
27 Shelton Court  
Indian Head, MD 20640

Michael Perry  
37560 Charlotte Hall School Road  
Charlotte Hall, MD 20622

Mike Gardner  
40362 Dockser Drive, Apt. B  
Mechanicsville, MD 20659

NHN Properties, LLC  
PO Box 45122  
Westlake, OH 44145

Nicholas Higgins  
40362 Dockser Drive, Apt. A  
Mechanicsville, MD 20659

Peroutka, Miller, Klima & Peters, P.A.  
8028 Ritchie Highway, Ste 300  
Pasadena, MD 21122

Prestare, LLC  
21380 Lorain Rd. Ste. 201  
Fairview Park, OH 44126

Rexine Hughes  
45016 Graves Road, Apt. D  
Hollywood, MD 20636

Ruth Keys  
8 Shelton Court  
Indian Head, MD 20640

Sharonda King  
2380 Old Washington Road  
Waldorf, MD 20601

Silverman Theologou LLP  
11200 Rockville Pike, Ste 520  
N. Bethesda, MD 20852

Stacy Baker  
45016 Grave Road, Apt. B  
Hollywood, MD 20636

Stacy Martin  
27290 Three Notch Road, Apt. A  
Mechanicsville, MD 20659

Toorak Capital Partners, LLC  
15 Maple Street  
2nd Fl. W.  
Summit, NJ 07901

Toyota Financial Services  
Asset Protection Department  
PO Box 2958  
Torrance, CA 90509-2958

Washington Capital Partners  
2815 Hartland Road  
Suite 200  
Falls Church, VA 22043

**United States Bankruptcy Court  
District of Maryland**

In re Monster Investments, Inc

Debtor(s)

Case No. \_\_\_\_\_

Chapter 11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Monster Investments, Inc in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

October 19, 2021

Date

/s/ Michael G. Wolff

Michael G. Wolff 10269

Signature of Attorney or Litigant  
Counsel for Monster Investments, Inc

Wolff & Orenstein, LLC

15245 Shady Grove Road

North Lobby, Suite 465

Rockville, MD 20850

301-250-7232 Fax:301-816-0592

mwolff@wolawgroup.com