

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  MATTHEW W. GRIMSHAW, #210424 mgrimshaw@marshackhays.com DAVID A. WOOD, #272406 dwood@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: LARRY D. SIMONS	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: NABEEL NAIEM SLAIEH,          Debtor(s).	CASE NO.: 6:13-bk-30133-MH CHAPTER: 7          <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> 04/27/2016	<b>Time:</b> 11:00 am
<b>Location:</b> Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501; Courtroom 303	

**Type of Sale:**  Public  Private      **Last date to file objections:** 04/13/2016

**Description of property to be sold:**  
 real property located at and commonly known as 40834 Baccarat Rd., Temecula, California; APN: 919-490-006-6

**Terms and conditions of sale:** Free and clear of all liens, claims, and interests; Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion; "As is, where is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, termination fee;

**Proposed sale price:** \$ 635,000.00

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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):** Initial overbid no less than \$640,000; subsequent bids no less than \$5,000;  
Overbid must remain open until the conclusion of the auction of the Property to be held at the hearing noted above.  
Nonrefundable deposit of \$25,000 if the bid is determined by the Court to be the highest and best bid for the Property.

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

Date: April 27, 2016  
Time: 11:00 a.m.  
Ctrm: 303  
Bankruptcy Court  
3420 Twelfth Street, Riverside, CA 92501

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

Craig Way  
Seaway Properties R.E., Inc.  
951-237-7866  
seawayproperties@aol.com

Matthew W. Grimshaw, Esq.  
mgrimshaw@marshackhays.com  
949-333-7777

Date: 04/06/2016

### 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:  
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/07/2016, 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)* \_\_\_\_\_, 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)* 04/07/2016, 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.

The Honorable Mark M. Houle – via personal delivery  
U.S. Bankruptcy Court, Bin outside Courtroom 303  
3420 Twelfth Street  
Riverside, CA 92501-3819

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.

04/07/2016      Pamela Kraus      /s/ Pamela Kraus  
*Date*                      *Printed Name*                      *Signature*

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

- PRIOR ATTORNEY FOR DEBTOR: Bruce A Boice bboice@lawyer.com
- U.S. TRUSTEE: Michael J Bujold Michael.J.Bujold@usdoj.gov
- U.S. TRUSTEE: Abram Feuerstein abram.s.feuerstein@usdoj.gov
- ATTORNEY FOR TRUSTEE: Matthew Grimshaw mgrimshaw@marshackhays.com, ecfmarshackhays@gmail.com
- ATTORNEY FOR PLAINTIFF W.E. JOHN ALBRECHT: Robert C Harvey , martha@miltnerlaw.com
- ATTORNEY FOR PLAINTIFF W.E. JOHN ALBRECHT: Robert C Harvey robert@miltnerlaw.com, martha@miltnerlaw.com
- ATTORNEY FOR TRUSTEE: D Edward Hays ehays@marshackhays.com, ecfmarshackhays@gmail.com
- PRIOR ATTORNEY FOR DEBTOR: Stephen B Mashney bk@mashneylaw.com
- TRUSTEE: Larry D Simons (TR) larry@lsimonslaw.com, c119@ecfbis.com;lauren@lsimonslaw.com;nancy@lsimonslaw.com
- U.S. TRUSTEE: Mohammad Tehrani Mohammad.V.Tehrani@usdoj.gov
- U.S. TRUSTEE: United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov
- ATTORNEY FOR TRUSTEE: David Wood dwood@marshackhays.com, ecfmarshackhays@gmail.com