

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RICHARD A. MARSHACK, #107291 rmarshack@marshackhays.com KRISTINE A. THAGARD, #094401 kthagard@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: Ch. 7 Trustee, Jeffrey I. Golden	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re: WASHINGTON AVENUE MURRIETTA, LLC Debtor(s).	CASE NO.: 8:13-bk-13587-TA CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 09/22/2015	Time: 11:00 am
Location: 411 W. Fourth Street, Santa Ana, California - Courtroom 5B	

Type of Sale: Public Private **Last date to file objections:** _____

Description of property to be sold:
 Real Property located at 24490, 24500, and 24520 Washington Avenue, Murrieta, California 92562

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 the Motion: The proposed sale shall be "as is," "where is," "with all faults," and with no warranties, and the transfer of the Property shall be by grant deed.

Proposed sale price: \$ 1,450,000.00

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): Initial overbid no less than \$1,465,000; subsequent bids no less than \$5,000; Overbid must remain open until conclusion of the auction to the Property to be held at the hearing noted above. Nonrefundable deposit of \$100,000 if the overbid 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: September 22, 2015

Time: 11:00 a.m.

Location: 411 W. Fourth Street, Santa Ana, CA 92701

Courtroom: 5B

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

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Date: 09/11/2015