

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Robert P. Goe - SBN 137019 GOE & FORSYTHE, LLP 18101 Von Karman Avenue, Suite 510 Irvine, CA 92612 Telephone: (949) 798-2460 Facsimile: (949) 955-9437 rgoe@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nederland Hospitality, LLC</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

<p>In re:</p> <p>NEDERLAND HOSPITALITY, LLC, dba Candlewood Suites,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:13-bk-11701-CB CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 04/30/2014</p>	<p>Time: 10:00 am</p>
<p>Location: 411 West Fourth Street, Courtroom 5D, Santa Ana CA 92701</p>	

Type of Sale: Public Private **Last date to file objections:** 04/16/2014

Description of property to be sold:
Sale of Debtor's real property located at 2125 Highway 69 South, Nederland, Texas 77627

Terms and conditions of sale:
Cash
Buyer: Ashita Hospitality LLC, Attn: Mr. Sammy Virani, P.O. Box #1206, Kemah, TX 77565

Proposed sale price: \$ 2,125,000.00

Overbid procedure (if any): Initial overbid must be at least \$2,225,000; bids must be all cash, non-contingent, and terms and conditions as Buyer's Purchase Agreement; an earnest money deposit of \$200,000 must be received by Debtor's counsel no later than 2 days prior to hearing.

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

United States Bankruptcy Court
411 West Fourth Street
Courtroom 5D
Santa Ana, CA 92701

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

Robert P. Goe, Esq.
GOE & FORSYTHE, LLP
18101 Von Karman Avenue, Suite 510
Irvine, CA 92612
Telephone: (949) 798-2460
Facsimile: (949) 955-9437
Email: rgoe@goeforlaw.com

Date: 04/09/2014

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:
18101 Von Karman Avenue, Suite 510, Irvine, CA 92612

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)* 04/09/2014, 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)* 04/09/2014, 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)* 04/09/2014, 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 Catherine Bauer USBC, 411 West Fourth Street, Santa Ana CA 92701

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.

04/09/2014
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

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

- **Susan G Boswell** susan.boswell@quarles.com, kelly.webster@quarles.com;jason.curry@quarles.com;docketaz@quarles.com;sybil.aytch@quarles.com
- **Jesse S Finlayson** jfinlayson@fwtrl.com, wmills@fwtrl.com
- **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- **Leib M Lerner** leib.lerner@alston.com
- **Elizabeth A Lossing** elizabeth.lossing@usdoj.gov
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

SEE ATTACHED

Nederland Hospitality, LLC, dba
Candlewood Suites
USBC Case No. 8:13-bk-11701-CB

Debtor
Nederland Hospitality, LLC
11 Cobalt Dr
Dana Point, CA 92629-5906

United States Trustee (SA)
411 W Fourth St., Suite 9041
Santa Ana, CA 92701-8000

Ascentium Capital
PO Box 203909
Houston, TX 77216-3909

AS Hospitality
3493 Lamar Avenue
Memphis, TN 38118-1620

Denny H. Dishongh, PC
One Riverway, Suite 1700
Houston, TX 77056-1997

Exygon Health & Fitness
~~One Riverway, Suite 170~~
~~Houston, TX 77057-1920~~
RTS Unable to Fwd: 06-25-13

General Electric Capital, Corp.
8377 E. Hartford Drive
Scottsdale, AZ 85255-5687

Jefferson County Assessor-Collector
PO Box 2112
Beaumont, TX 77704-2112

Kevin John Prendiville & Maria
11 Cobalt Drive
Dana Point, CA 92629-5906

Locke Lord, LLP
2200 Ross Avenue, Suite 2200
Dallas, TX 75201-6776

Medina Lawn & Landscape Services
5165 Concord Road
Beaumont, TX 77708-5505

~~Ntrend Construction, LLC~~
~~PO Box 1788~~
~~Nederland, TX 77627-1788~~
PO Box Closed

Prendiville Revocable Trust
11 Cobalt
Dana Point, CA 92629-5906

Triangle Waste Solutions
1000 South Business Park
Port Arthur, TX 77640-1675

The Leasing Experts, Inc.
9710 E. Indigo Street, Suite 203
Miami, Florida 33157-5491

Holiday Hospitality Franchising, LLC
Alston & Bird LLP
Attn: Lieb M Lerner
333 S. Hope Street, 16th Floor
Los Angeles, CA 90071-1410

Energry Texas, Inc.
L-JEF 359
4809 Jefferson Hwy.
Jefferson, LA 70121-3126

GE Capital Commercial of Utah, LLC
c/o Susan G. Boswell
Quarles & Brady, LLP
One S. Church Ave., Ste. 1700
Tucson, AZ 85701-1630

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2951

Jefferson County
c/o Clayont Mayfield
Linebarger Goggan et al.
1148 Park St.
Beaumont, TX 77701-3614

Atlas Hospitality
1901 Main Street, Suite 175
Irvine, CA 92614

Marcus & Millichap Real Estate
Investment Brokerage Company
19800 MacArthur Boulevard, Suite 150
Irvine, California 92612