

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Donald W. Reid - SBN 281743 LAW OFFICE OF DONALD W. REID PO Box 2227 Fallbrook, CA 92088 (951) 777-2460 don@donreidlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor in Possession	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION**

In re: MOHAMMED A. ATTIA Debtor(s).	CASE NO.: 6:24-bk-14146-SY CHAPTER: 11 <p style="text-align: center;"><u>AMENDED NOTICE OF SALE OF ESTATE PROPERTY</u></p>
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Sale Date: 01/23/2025	Time: 1:30 pm
Location: 3420 Twelfth Street, Courtroom 302, Riverside, CA 92501	

Type of Sale: Public Private **Last date to file objections:** 01/16/2025

Description of property to be sold:
312 Quail Ridge, Irvine, CA 92603

Terms and conditions of sale:
Property to be sold as-is, where-is without any representations or warranties by seller
Initial deposit is 3% of sale price

Proposed sale price: \$ 1,270,000.00

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):

Overbids must be at least \$25,000 more than the initial bid. Overbids must be in writing and received by Debtor on or before January 22, 2025 at 5:00 pm.

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

Date: January 23, 2025

Time: 1:30 pm

Location: 3420 Twelfth Street, Courtroom 302, Riverside, CA 92501

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

Donald W. Reid

PO Box 2227

Fallbrook, CA 92088

(951) 777-2460

don@donreidlaw.com

Date: 01/17/2025

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:
PO Box 2227, Fallbrook, CA 92088

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)* 01/17/2025, 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)* 01/17/2025, 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)* _____, 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.

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.

01/17/2025
Date

Donald W. Reid
Printed Name

/s/Donald W. Reid
Signature

Mailing Information for Case 6:24-bk-14146-SY

Electronic Mail Notice List

The following is the list of **parties** who are currently on the list to receive email notice/service for this case.

- **Theron S Covey** tcovey@raslg.com
- **Sean C Ferry** sferry@raslg.com, sean.ferry7@ecf.courtdrive.com
- **Abram Feuerstein** abram.s.feuerstein@usdoj.gov
- **Everett L Green** everett.l.green@usdoj.gov
- **Donald W Reid** don@donreidlaw.com, 5969661420@filings.docketbird.com
- **Cameron C Ridley** Cameron.Ridley@usdoj.gov
- **Timothy J Silverman** tsilverman@scheerlawgroup.com, tsilverman1@ecf.courtdrive.com
- **Kevin Tang** kevin@tang-associates.com, keviintang@ecf.courtdrive.com, tangassociates@jubileebk.net; tangkr88411@notify.bestcase.com
- **United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov

Manual Notice List

The following is the list of **parties** who are **not** on the list to receive email notice/service for this case (who therefore require manual noticing/service). You may wish to use your mouse to select and copy this list into your word processing program in order to create notices or labels for these recipients.

- (No manual recipients)

[Creditor List](#)

Click the link above to produce a complete list of **creditors** only.

[List of Creditors](#)

Click on the link above to produce a list of **all** creditors and **all** parties in the case. User may sort in columns or raw data format.

Label Matrix for local noticing
0973-6
Case 6:24-bk-14146-SY
Central District of California
Riverside
Fri Jan 17 13:35:06 PST 2025

Enterprise Bank and Trust, its successors and
c/o Scheer Law Group LLP
85 Argonaut
Suite 202
Aliso Viejo, CA 92656-4128

U.S. Bank N.A., successor trustee to Bank of
Robertson, Anschutz, Schneid, Crane & Pa
13010 Morris Road., Suite 450
Alpharetta, GA 30004-2001

~~Riverside Division
3420 Twelfth Street,
Riverside, CA 92501-3819~~

AMERICAN EXPRESS
PO BOX 981537
El Paso, TX 79998-1537

APPLE CARD - GS BANK USA
LOCKBOX 6112 PO BOX 7247
GOLDMAN SACHS BANK
Philadelphia, PA 19170-0001

Ambridge Maintenance
c/o Seabreeze Management
Po Box 97773
Las Vegas, NV 89193-7773

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Enterprise Bank & Trust
SBA Loan Operations
11939 Rancho Bernardo Rd Ste 200
San Diego, CA 92128-2075

Enterprise Bank & Trust, successor in interest
c/o Scheer Law Group, LLP
85 Argonaut, Suite 202
Aliso Viejo, CA 92656-4128

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Franchise Tax Board
Bankruptcy Section MS A340
Sacramento, CA 95812

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

New York Child Support Processing
POX 15368
Albany, NY 12212

Quail Hill Community Ass.
c/o FirstService Residential Cali.
Po Box 30354
Tampa, FL 33630-3354

SPS
Po Box 65250
Salt Lake City, UT 84165-0250

SYNCB/SAMS CLUB
PO BOX 71727
Philadelphia, PA 19176-1727

Synchrony Bank
by AIS InfoSource LP as agent
PO Box 4457
Houston, TX 77210-4457

TOYOTA MOTOR CREDIT
PO BOX 9786
Cedar Rapids, IA 52409-0004

Toyota Lease Trust
c/o Toyota Motor Credit Corporation
PO Box 9013
Addison, Texas 75001-9013

U.S. Bank N.A.
c/o Select Portfolio Servicing, Inc.
P.O. Box 65250
Salt Lake City, UT 84165-0250

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

~~Donald W Reid
Law Office of Donald W. Reid
PO Box 2227
Fallbrook, CA 92088-2227~~

Kevin Tang
Tang & Associates
17011 Beach Blvd
Suite 900
Huntington Beach, CA 92647-5998

Mohammed A. Attia
920 Via Cartago Apt 20
Riverside, CA 92507-6291