

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF NORTH CAROLINA  
FAYETTEVILLE DIVISION

IN RE:	)	CASE NO. 23-02876-5-PWM
	)	
MIMOUN ANNOURI,	)	CHAPTER 7
	)	
Debtor.	)	

**NOTICE OF PROPOSED PUBLIC SALE AND  
NOTICE OF COMPENSATION OF AUCTIONEER**

TO: ALL PARTIES IN INTEREST

NOTICE IS HEREBY GIVEN that in accordance with Rule 6007 of the Bankruptcy Rules, the Trustee proposes to sell at public auction the property described below at the date, time and place and in the manner hereinafter set out:

**SALE DATE AND TIME:** July 12, 2024 at 10:00 a.m.

**DESCRIPTION:**

Real Property  
4385 Midway Road  
Maxton, NC 28364

Personal Property  
1999 Chevrolet Express Van  
VIN 1GCGG25R5Y1120783  
“SALVAGE ONLY” sale with no title.

**SALE LOCATION:** 4385 Midway Road  
Maxton, NC 28364

FURTHER NOTICE IS GIVEN that the Trustee has filed an application with the Court to approve the employment of Country Boy’s Auction & Realty, Inc., as Auctioneer, whose compensation shall be fixed at a rate not greater than the following:

<b><u>REAL PROPERTY</u></b>	<b><u>PERSONAL PROPERTY</u></b>
10% of first \$25,000.00	20% of first \$20,000.00
6% of balance	10% of next \$50,000.00
	8% of balance

The auctioneer shall be reimbursed for all reasonable and necessary expenses of sale. Such compensation and reimbursement of expenses shall be subject to final review by the Court, without further notice.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

FURTHER NOTICE IS GIVEN that an objection to the proposed sale and/or compensation of the Auctioneer may be filed with the Clerk, United States Bankruptcy Court, P.O. Box 791, Raleigh, NC 27602, with a copy served on the Trustee whose name appears at the bottom of this notice no later than **June 24, 2024**.

FURTHER NOTICE IS HEREBY GIVEN that if a response and a request for hearing is filed by any parties in interest herein in writing with the time indicated, a hearing will be conducted on the Notice at a date, time and place to be later set and all parties will be notified accordingly. If no request for a hearing is timely filed, the Court may rule on the Notice and Application ex-parte without further notice.

DATED: June 5, 2024.

s/ A. Scott McKellar  
A. Scott McKellar  
NC State Bar No. 27965  
BATTLE, WINSLOW, SCOTT & WILEY, P.A.  
P.O. Box 7100  
Rocky Mount, NC 27804-0100  
Telephone: (252) 937-2200  
Email: smckellar@bwsww.com  
*Chapter 7 Trustee*

CERTIFICATE OF SERVICE

I, A. Scott McKellar, Chapter 7 Trustee, certify:

That I am, and at all times hereinafter mentioned was, more than eighteen (18) years of age.

That on June 5, 2024, I electronically filed the foregoing **NOTICE OF PROPOSED PUBLIC SALE AND NOTICE OF COMPENSATION OF AUCTIONEER** with the Clerk of Court using the CM/ECF system which will send notification of such filing to the parties listed below. I further certify that I have mailed the document to the non CM/ECF participants as set out below by first-class mail.

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

DATED: June 5, 2024.

s/ A. Scott McKellar  
A. Scott McKellar  
NC State Bar No. 27965  
BATTLE, WINSLOW, SCOTT & WILEY, P.A.  
P.O. Box 7100  
Rocky Mount, NC 27804-0100  
Telephone: (252) 937-2200  
Email: smckellar@bwsww.com  
*Chapter 7 Trustee*

Recipients:

<u>VIA CM/ECF</u> Brian C. Behr U.S. Bankruptcy Administrator	<u>VIA CM/ECF</u> Derek R. Caldwell <i>Attorney for Debtor</i>
<u>VIA FIRST-CLASS MAIL</u> Mimoun Annouri 4526 Rose Vine Place, Apt. 10 Charlotte, NC 28217	<u>VIA FIRST-CLASS MAIL</u>  See Attached Case Mailing Matrix