

Attorney or Party Name, Address, Telephone and FAX Numbers, and California State Bar Number  
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COURT USE ONLY  
**FILED**  
**JUN 30 2006**  
CLERK U.S. BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
By \_\_\_\_\_  
Deputy Clerk

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA**

In re: RUBEN and DEBORAH CORTEZ  
  
Debtor(s).

CASE NO.:  
LA 05-27273 ER

**NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> July 26, 2006	<b>Time:</b> 10:00 a.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 1568, 255 E. Temple St., Los Angeles	

Type of Sale:  Public:  Private: Last date to file objections: July 12, 2006

Description of Property to be Sold: Real property located at 8840 Calmosa Avenue, Whittier, California 90605

Terms and Conditions of Sale: "As-is" "where-is"; Brokers' commissions of 5%, increasing to 6% with overbid; Initial bid must be \$510,000, with additional bids in \$1,000 increments; Overbidders must tender deposit of \$51,000 with their initial overbid at the hearing to counsel for the Trustee; deposit must be a cashier's check made out to "Alberta Stahl, Chapter 7 Trustee." Deposit shall be non-refundable and forfeited to the Trustee if the winning overbidder is unable to close the sale within ten days of the entry of the order approving the sale.

Proposed Sale Price: \$505,000

Overbid Procedure (If Any): See above.

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

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):  
Melanie C. Scott, Counsel for Alberta Stahl  
Robinson, Diamant & Wolkowitz, APC  
1888 Century Park East, Suite 1500  
Los Angeles, California 90067  
(310) 277-7400

Date: June 29, 2006