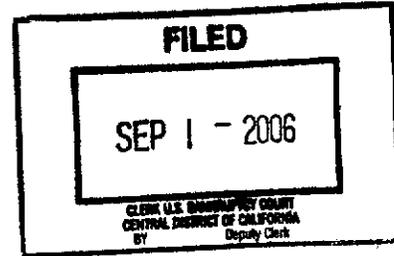


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FOI PART USE ONLY

Attorney or Party Name, Address, Telephone, Fax Number, and CA State Bar Number nU

Karen Sue Naylor
P.O. Box 504
Santa Ana, CA 92702-0504
Telephone (949) 262-1748
Facsimile (714) 708-3949



Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

CASE NO.: SA 05-17458 JR

In re:
MICHAEL MAGALDI and CAROL MAGALDI,
Debtors

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 28, 2006

Time: 2:30 p.m.

Location: 411 West Fourth Street, Courtroom 5A, Santa Ana, California 92701

Type of Sale: Public Private

Last date to file objections: September 14, 2006

Description of Property to be Sold: Real property located at 21441 Montbury Drive, Lake Forest, California 92630

Terms and Conditions of Sale: Sale is "as is, where is" without any warranties or representations. Any bidder must deposit \$20,000.00 with the Trustee on or before September 26, 2006 at 4:00 p.m. All bids must be cash, non-contingent, and on the same terms and conditions, other than price, as the original offer. The successful bidder shall reimburse the original bidder up to \$500.00 in costs for which proof of expenditures must be submitted. The deposit of the successful bidder is non-refundable unless escrow fails to close due only to the fault of the Trustee.

Proposed Sale Price: \$ 1,100,000.00

Overbid Procedure (If Any): Initial overbid of \$1,110,000.00, subsequent overbids in \$1,000.00 increments.

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 email address):

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way
Irvine, CA 92614
(949) 794-5724 Fax (949) 553-9799

Date: September 1, 2006