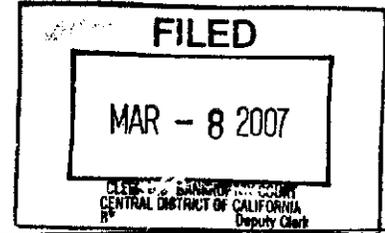


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number

Franklin C. Adams, CSB#: 85351  
BEST BEST & KRIEGER  
3750 University Avenue, Suite #400  
Riverside, CA 92501  
(951) 686-1450 (951) 686-3083

Attorney for Chapter 7 Trustee: Christopher R. Barclay

FOR COURT USE ONLY



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

In re:  
LARRY B. ROESELER, AND  
ELIZABETH D. ROESELER

CASE NO.: RS 05-26288 DN

Debtor(s).

**NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> April 3, 2007	<b>Time:</b> 10:30 a.m.
<b>Location:</b> 3420 Twelfth Street, Courtroom #304, 3 <sup>rd</sup> Floor, Riverside, California 92501	

Type of Sale:  Public  Private Last date to file objections: March 20, 2007

Description of Property to be Sold: Single Family Home, located at:7995 Windsor, Hesperia, California 92345,  
APN#: 0398-155-15-0-000

Terms and Conditions of Sale: The Property is being sold "as is", with all faults and without representation or warranty by the Trustee. Trustee makes no warranties or representations whatsoever pursuant to California Civil Code Sections 1102-1102.13, or any other provision of California law or otherwise. For additional information concerning the sale see the "Overbid Procedure."

Sale is all cash at close with the closing to occur not later than 30 days after the entry of an order approving the sale.

Proposed Sale Price: \$ 270,000.00, subject to overbid

Overbid Procedure (If Any): See attached Overbid Instructions

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):  
William Freidman.  
Coldwell Banker  
5450 Lincoln Blvd  
Playa Vista, California 90094  
(310) 305-4207; Facsimile: (310)

*WCA* Date: February 22, 2007

EXHIBIT 'A'

EXHIBIT 'A'

**OVERBID INSTRUCTIONS:**

The bidding shall begin with Buyers' \$270,000.00 offer, subject to overbid in increments of not less than \$1,000.00. That the Court approve the sale to the highest and best bidder as selected and determined by the Trustee. In order to protect the estate against the possibility that the successful bidder will ultimately fail to perform, the successful bidder shall be required to deposit with the Trustee, prior to the time of the hearing, a certified check or money order in the amount of \$8,100.00, payable to Christopher R. Barclay, Chapter 7 Trustee. In the event the buyer fails to perform within the prescribed escrow period, the deposit shall be non-refundable and immediately forfeit upon such default. Further, the Trustee shall be relieved of any obligation to sell the Property to such defaulting buyer and said forfeiture shall not be construed as liquidated damages but shall be deemed to be the minimum amount of damages suffered by the estate without prejudice to the Trustee's or the bankruptcy estate's right to pursue further damages for any and all breaches by the successful bidder (Buyer). In the event the buyer does perform, the deposit shall be credited to the purchase price. The Trustee further requests that any potential over-bidder be required to demonstrate possession of funds by submitting the deposit amount to the Trustee as a precondition to participation in the bidding.