

ORIGINAL

Attorney or Party Name, Address, Telephone and Fax: William M. Burd - Bar No. 90801 Karen Sue Naylor - Bar No. 144273 BURD & NAYLOR 200 W. Santa Ana Blvd., Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Attorney for Chapter 7 Trustee, Weneta M.A. Kosmala		FC COURT, USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> FILED MAY - 4 2006 <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA SANTA ANA</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA		CASE NO: SA 05-17110 JR
In re: CHASE ENTERPRISES, LLC Debtor.		

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: May 31, 2006	Time: 10:30 a.m.
Location: 411 West Fourth Street, Courtroom 5A, Santa Ana, California 92701	

Type of Sale: Public Private Last date to file objections: May 17, 2006

Description of Property to be Sold: An approximately 10,134 sq. ft. freestanding industrial office building located at 21 Brookline, Aliso Viejo, California in the Glenwood Business Center

Terms and Conditions of Sale: Cash, "as-is, where-is," escrow to close no later than 21 days after entry of an order approving the sale

Proposed Sale Price: \$2,290,284.00

Overbid Procedure (If Any): Initial overbid of \$20,000.00 and \$5,000.00 increments thereafter; at least \$25,000.00 earnest money must be deposited with Trustee no later than 4:00 p.m. on the second business day prior to the sale.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: May 31, 2006 at 10:30 a.m. at 411 West Fourth Street, Courtroom 5A, Santa Ana, California 92701

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: May 3, 2006

Handwritten initials: MB 84