

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Robert B. Orgel (CA Bar No. 101875) Samuel R. Maizel (CA Bar No. 189301) Pachulski Stang Ziehl & Jones LLP 10100 Santa Monica Blvd., 11 <sup>th</sup> Floor Los Angeles, CA 90067-4100 Telephone: 310/300-2927 Facsimile: 310/201-0760 Attorneys for Thomas P. Jeremiassen, EFI Trustee  David M. Poitras (CA Bar No. 141309) Thomas M. Geher (CA Bar No. 130588) Caroline R. Djang (CA Bar No. 216313) Jeffer, Mangels, Butler & Marmaro LLP 1900 Avenue of the Stars, 7th Floor Los Angeles, California 90067 Telephone: (310) 203-8080 Facsimile: (310) 712-8571 Attorneys for Bradley D. Sharp, EFMF Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: Estate Financial, Inc.,  <div style="text-align: right;">Debtor(s).</div>	CASE NOS.: 9:08-bk-11457-RR and 9:08-bk-11535-RR
In re: Estate Financial Mortgage Fund, LLC,  <div style="text-align: right;">Debtor(s).</div>	

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Bid Deadline:</b> May 29, 2009	<b>Time:</b> 5:00 p.m.
-----------------------------------	------------------------

Type of Sale:     Public         Private        Last date to file objections: May 29, 2009

Description of Property to be Sold: Residential Real Property -- 833 Legacy Drive, San Marcos, CA 92069 (Loan B109-04)

Terms and Conditions of Sale: See Exhibit A

Proposed Sale Price: \$85,000

Overbid Procedure (If Any): If anyone wishes to overbid (an "Overbid") in an amount greater than the sales price indicated above: (i) the Trustees must be informed of all of the relevant terms of the proposed Overbid and contact information for the overbidder no later than May 29, 2009 contacting the contact person listed below; (ii) the proposed overbidder must provide (x) a 3% deposit made payable to "Thomas P. Jeremiassen, Chapter 11 Trustee for Estate Financial, Inc." in immediate good funds and (y) reasonably adequate information as to financial wherewithal and ability to close; and (iii) the over-bidder (or its authorized agent or attorney capable of binding it contractually) must attend any hearing set with respect to such sale. In overbidding, lien holders only may credit bid the undisputed portion of their secured claim, if any.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: No hearing absent objection per orders in EFI Case as Docket No. 271 and in EFMF Case as Docket No. 126.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Matt Sorenson, Development Specialists, Inc.  
333 South Grand Avenue, Suite 4070  
Los Angeles, California 90071  
Tel: (213) 617-2717; Fax: (213) 617-2718

Date: May 22, 2009

# EXHIBIT A

Antonia Delgado  
Escrow Officer

Date: May 4, 2009  
Escrow No.: 026545-AD

AMENDED ESCROW INSTRUCTIONS

Property Address: Vacant Land: Lot 18 Legacy Drive (APN #218-520-19) San Marcos, CA 92069

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

- (1) Buyer hereby approves and/or removes all of Buyer's contingencies.
- (2) The parties are aware and acknowledge that the purchase price has been reduced from **\$95,000.00** to **\$85,000.00**, for subject property. Escrow Holder is therefore authorized and instructed to instruct **Lawyers Title Company** to issue a CLTA policy of title insurance with a liability of **\$85,000.00** NOT **\$95,000.00** as previously instructed.
- (3) The Documentary Transfer Tax on the Grant Deed is hereby amended to be in the amount of **\$93.50**, rather than **\$104.50** as previously stated, and same shall be paid at the close of escrow from funds held in Seller's account.

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

**SELLERS:**

Thomas P. Jeremiassen, solely in his capacity as  
Chapter 11 Trustee for The Bankruptcy of Estate  
Financial, Inc

BY: 

Thomas P. Jeremiassen, solely in his capacity  
as Chapter 11 Trustee

**BUYERS:**

\_\_\_\_\_  
Steven L. Martz

\_\_\_\_\_  
De Lesla B. Martz



**NETTIE BECKER  
ESCROW, INC.**

301 North Canon Drive • Beverly Hills, CA 90210  
Phone: (310) 275-4042 • Fax: (310) 275-1219

Antonia Delgado  
Escrow Officer

Date: May 4, 2009  
Escrow No.: 026545-AD

AMENDED ESCROW INSTRUCTIONS

Property Address: Vacant Land: Lot 18 Legacy Drive (APN #218-520-19) San Marcos, CA 92069

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

- (1) Buyer hereby approves and/or removes all of Buyer's contingencies.
- (2) The parties are aware and acknowledge that the purchase price has been reduced from **\$95,000.00** to **\$85,000.00**, for subject property. Escrow Holder is therefore authorized and instructed to instruct **Lawyers Title Company** to issue a CLTA policy of title insurance with a liability of **\$85,000.00** NOT **\$95,000.00** as previously instructed.
- (3) The Documentary Transfer Tax on the Grant Deed is hereby amended to be in the amount of **\$93.50**, rather than **\$104.50** as previously stated, and same shall be paid at the close of escrow from funds held in Seller's account.

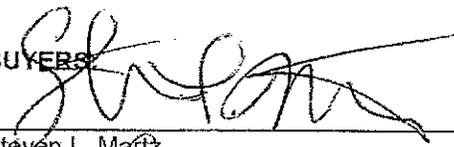
ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

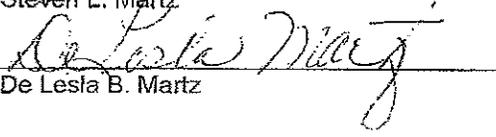
SELLERS:

Thomas P. Jeremiassen, solely in his capacity as Chapter 11 Trustee for The Bankruptcy of Estate Financial, Inc

BY: \_\_\_\_\_  
Thomas P. Jeremiassen, solely in his capacity as Chapter 11 Trustee

BUYERS:

  
\_\_\_\_\_  
Steven L. Martz

  
\_\_\_\_\_  
De Lesla B. Martz

NETTIE BECKER  
ESCROW, INC.

301 North Canon Drive • Beverly Hills, CA 90210  
Phone: (310) 275-4042 • Fax: (310) 275-1219