

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Elissa D. Miller (CA Bar No. 120029) Marcus A. Tompkins (CA Bar No. 190922) SulmeyerKupetz, A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; text-align: center;"> FILED SEP 18 2006 <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA Deputy Clerk</small> <i>BSccz</i> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: GAIL E. UPSHAW, an individual, <div style="text-align: right;">Debtor(s).</div>	CASE NO. LA 05-44755-ER

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: <u>October 11, 2006</u>	Time: <u>10:00 a.m.</u>
Location: <u>Courtroom 1568, 255 East Temple St., Los Angeles, CA 90012</u>	

Type of Sale: Public Private Last date to file objections: September 27, 2006

Description of Property to be Sold: Real property located at 8633 S. U.S. Highway 287, Corsicana, Texas 75110 (the "Property")

Terms and Conditions of Sale: The Property shall be sold "as is," with no representations or warranties. The complete sale terms and conditions are set forth in a One to Four Family Residential Contract (Resale) (the "Purchase Agreement"), a copy of which may be obtained from the contact person listed below. The sale is subject to Court approval and overbid as described below.

Proposed Sale Price: \$118,000

Overbid Procedure (If Any): Initial overbid of \$122,000, and subsequent overbids in increments of at least \$2,000. Before or at the hearing, bidders must (1) make a deposit of \$4,000 by cashier's check made payable to "Howard M. Ehrenberg, Chapter 7 Trustee," and (2) provide evidence satisfactory to the Trustee that the bidder has the financial means to pay the balance of the purchase price (such as a letter from a lender indicating that the bidder has been pre-approved for a loan, or a current bank statement or financial statement). Deposit shall be nonrefundable and forfeited to the Trustee if the bidder is the prevailing bidder but is unable for any reason to close the sale within 30 calendar days after the date the Court enters an order approving the sale. Other than purchase price and finance terms, all bidders must agree to be bound by the same terms as the Proposed Buyer, which terms are set forth in the Purchase Agreement between the Trustee and the Proposed Buyer, a copy of which may be obtained from the contact person listed below.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above.
 Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Marcus A. Tompkins
Sulmeyer Kupetz, a Professional Corporation
333 South Hope St., 35th Floor
Los Angeles, California 90071
Tel: 213.626.2311 Fax: 213.629.4520

Date: 9/25/2006