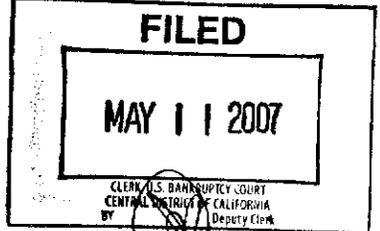


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number  
Christine E. Baur, State Bar No. 207811  
BAKER & MCKENZIE LLP  
101 West Broadway, Twelfth Floor  
San Diego, California 92101  
Tel: (619) 236-1441 Fax: (619) 236-0429  
Attorneys for John P. Brincko, Chapter 11 Trustee

FOR COURT USE ONLY



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

In re:  
NATIONAL CONSUMER MORTGAGE, LLC  
a California Limited Liability Company,  
  
Debtor(s).

CASE NO.: SA 06-10429 TA

**NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> June 13, 2007	<b>Time:</b> 2:00 p.m.
<b>Location:</b> 411 West Fourth Street, Santa Ana, California 92701, Courtroom 5B	

Type of Sale:  Public  Private Last date to file objections: May 30, 2007

Description of Property to be Sold: Real property located at 27890 Aleutia Way, Yorba Linda, California 92887.

Terms and Conditions of Sale: See Exhibit "A" hereto.

Proposed Sale Price: \$1,500,000.00

Overbid Procedure (If Any): See Exhibit "B" hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: June 13, 2007, 2:00 p.m., 411 West Fourth Street, Santa Ana, California 92701, Courtroom 5B.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):  
Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way  
Irvine, California 92614  
Tel: (949) 794-5724 Fax: (949) 553-9799

Date: May 11, 2007

**Exhibit "A" to Notice of Sale of Estate Property**  
**Material Terms and Conditions of Sale**

**Purchase Price:** The purchase price for the subject real property (the "Property") is \$1,500,000. The buyer, Robert Hamra, the trustee of the Robert J. Hamra, Jr. Revocable Trust (the "Buyer") shall submit a good faith deposit in the amount of \$50,000 to the Trustee in the form of a cashier's check. In addition to the \$50,000 deposit, the Buyer shall deposit the additional sum of \$1,450,000, the balance of the purchase price, into escrow on or before the close of escrow.

**Bankruptcy Court Approval:** The sale is subject to notice to creditors and other parties in interest and approval by the Court.

**Broker's Compensation:** Brokers and Agents are entitled to compensation only upon recordation of a deed or other evidence of title in an amount not to exceed five percent (5%) of the purchase price.

**Purchase without Warranties:** The Buyer acknowledges that he is purchasing the Property from the Trustee, in his capacity as Trustee, "AS IS" and without warranties of any kind, expressed or implied, being given by the Trustee concerning the condition of the Property or the quality of the title thereto, or any other matters relating to the Property.

**Closing:** The Buyer is obligated to close escrow within ten (10) days of receipt of a Court order approving the sale by the escrow company or the Buyer.

**Exhibit "B" to Notice of Sale of Estate Property**  
Overbid Procedures

1. Potential overbidders must bid an initial amount of at least Ten Thousand Dollars (\$10,000.00) over the purchase price offered by Robert Hamra, the trustee of the Robert J. Hamra, Jr., Revocable Trust (the "Buyer"). Minimum bid increments thereafter shall be One Thousand Dollars (\$1,000.00).
2. Overbids must be in writing and be received by the Trustee by no later than two (2) days prior to the sale.
3. Overbids must be accompanied by a deposit in the form of a cashier's check in the amount of \$50,000 made payable to: "John P. Brincko, the Chapter 11 Trustee of National Consumer Mortgage, LLC."
4. Overbids must be accompanied by either: a) a prequalification letter from a reputable financial institution for a loan in the amount of the overbid less \$50,000; or b) a letter detailing the source of cash funds to be used to pay the overbid amount less \$50,000.
5. Overbidders must seek to acquire the Property on terms and conditions not less favorable to the estate than the terms and conditions to which the Buyer has agreed to purchase the Property, including that any competing bidder must be obligated to perform within the same time that the Buyer is obligated to perform.
6. If overbids are timely received, the final bidding round shall be held concurrently with the hearing on the sale in order to allow all potential bidders the opportunity to overbid and purchase the Property.
7. At the hearing on the sale, the Trustee shall review each overbid and identify the highest and best offer for the Property received and seek Court approval of the sale of the Property to the successful bidder.
8. The Trustee intends to sell the Property to the successful bidder who will have presented the highest and best bid for the purchase of the Property.

9. Overbidder(s) deposit(s) shall be refunded within ten (10) days of the final bidding round in the event that the overbidder is outbid.

10. If a successful overbid is accepted and confirmed by the Court, then the successful overbidder shall reimburse the Buyer up to One Thousand Five Hundred Dollars (\$1,500.00) in actual costs incurred. Proof of monies spent shall be provided by the Buyer to the successful overbidder prior to and as a condition of reimbursement.

**In re National Consumer Mortgage, LLC**  
**Case No. SA 06-10429-TA**  
**Service List**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

United States Trustee (SA) 411 W. Fourth St., Suite 9041 Santa Ana, CA 92701-4593	Fax: 714-338-3421 <a href="mailto:ustpregion16.sa.ecf@usdoj.gov">ustpregion16.sa.ecf@usdoj.gov</a>
Doug McCormick United States Counsel 411 W. Fourth Street, Suite 800 Santa Ana, CA 92701	United States Counsel Ph: (714) 338-3541 Fx: (714) 338-3708
Loraine L. Loder 601 W. 5 <sup>th</sup> St., 8th Floor Los Angeles, CA 90071-2004	Former Counsel for National Consumer Mortgage Ph: (213) 623-8774 Fx: 213-623-1409 <a href="mailto:lloder@aol.com">lloder@aol.com</a>
David Brownstein Brownstein & Brownstein, LLP 15910 Ventura Blvd., Suite 1110 Encino, CA 91436	Counsel for Lipkin & Associates Ph: (818) 905-0000 Fx: (818) 905-0099 <a href="mailto:db@brownsteinllp.com">db@brownsteinllp.com</a>
Daniel H. Reiss David L. Neale Levene, Neale, Bender, Rankin & Brill LLP 10250 Constellation Blvd., Suite 1700 Los Angeles, CA 90067	Counsel for Official Committee of Unsecured Creditors Ph: (310) 229-1234 Fx: (310) 229-1244 <a href="mailto:dhr@lnbrb.com">dhr@lnbrb.com</a> <a href="mailto:dln@lnbrb.com">dln@lnbrb.com</a>
Sean A. O'Keefe Winthrop Couchot, PC 660 Newport Center, Fourth Floor Newport Beach, California 92660-5946	Counsel for Sandra Favata Dorothy Morisette Ph: (949) 720-4100 Fx: (949) 720-4111 <a href="mailto:sokeefe@winthropcouchot.com">sokeefe@winthropcouchot.com</a>
Robert P. Goe Marc C. Forsythe Goe & Forsythe, LLP 660 Newport Center Drive, Ste 320 Newport Beach, CA 92660	Counsel for Richard Martinez Ph: (949) 467-3780 Fx: (949) 721-0409 <a href="mailto:rgoe@goeforlaw.com">rgoe@goeforlaw.com</a> <a href="mailto:mforsythe@goeforlaw.com">mforsythe@goeforlaw.com</a>
Franchise Tax Board Special Procedures 9646 Butterfield Way Sacramento, CA 95825 P.O. Box 2952 Sacramento, CA 95812-2952	
Internal Revenue Service Special Procedures Section 300 N. Los Angeles Street, Room 4062	Ph: (213) 576-3009

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Los Angeles, CA 90012-9903	
<b>REQUEST FOR SPECIAL NOTICE</b>	
Thomas W. Harris, Jr. Law Offices of Thomas W. Harris, Jr. 7142 E. Villanueva Drive Orange, CA 92867-6444	Counsel for Creditors; Don Jay Olson and Sibyll Olson Ph: (949) 477-2390 Fx: (949) 477-2394 <a href="mailto:twharrisjr@hotmail.com">twharrisjr@hotmail.com</a>
Lawrence J. Hilton Hewitt & O'Neil LLP 19900 MacArthur Blvd., Suite 1050 Irvine, California 92612	Counsel for CRC Real Estate Corporation Ph: (949) 798-0727 Fx: (949) 798-0511 <a href="mailto:lhilton@hewittoneil.com">lhilton@hewittoneil.com</a>
Kristen M. Hamill Correspondence Administration Fiserv Trust Company 717 17th Street, Suite 1700 Denver, CO 80202	Ph: (800) 962-4238 Ph: (303) 771-1000 Ext. 22213 <a href="mailto:khamill@fiserviss-iaservices.com">khamill@fiserviss-iaservices.com</a>
Mary V. Tresclair 1853 Hayworth Ave. Los Angeles, CA 90035	Creditor in <i>Pro Se</i> Ph: (818) 506-5425 <a href="mailto:deldaj@yahoo.com">deldaj@yahoo.com</a>
Marco Pena 317 Ranchito Street Anaheim, CA 92801	Creditor in <i>Pro Se</i> Ph: (714) 491-1873
Richard Seim 133 Race Street San Jose, CA 95126	Counsel for Creditor; John Teter Ph: (408) 279-4435 Fx: (408) 279-5345 <a href="mailto:mail@seimr.com">mail@seimr.com</a>
Fred Fraley 19494 E. Clear Creek Trail Parker, CO 80134	Creditor in <i>Pro Se</i> Ph: (303) 841-7582
Julian Nava 19336 Paradise Mountain Road Valley Center, CA 92082	Creditor in <i>Pro Se</i> Ph: (760) 751-9333 Fx: (760) 751-9771