

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number LAWRENCE A. DIAMANT (SBN 39582) TODD A. FREALY (SBN 198780) ROBINSON, DIAMANT & WOLKOWITZ, APC 1888 Century Park East, Suite 1500 Los Angeles, CA 90067 (310) 277-740	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>FILED</b>  <b>JUN - 5 2006</b>  <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA Deputy Clerk</small> </div>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	CASE NO.: LA 05-42577 SB
In re: ANGELA Y. DUBE          Debtor(s).	

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> June 27, 2006	<b>Time:</b> 11:00 a.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 1575, 255 E. Temple St., Los Angeles	

Type of Sale:  Public:  Private: Last date to file objections: June 13, 2006

Description of Property to be Sold: Real property located at 3311 S. Bentley Avenue, Los Angeles, California

Terms and Conditions of Sale: "As-is"; Brokers' commissions of 6%; Initial bid must be a higher and better bid than the proposed purchase price of \$829,000; Overbidders must tender a deposit at the hearing by way of cashier's check made payable to "Angela Dube, Debtor-in-Possession," in the amount of \$24,870 (3% of the proposed sale price); Successful overbidder must pay the full amount of the successful overbid within 30 days of entry of the order confirming the sale or the deposit will be nonrefundable and forfeited as liquidated damages;

Proposed Sale Price: \$829,000

Overbid Procedure (If Any): see above. Additionally, if the successful overbidder fails to close escrow on the sale of the Property within thirty (30) days of entry of the order confirming the sale, Debtor may accept the offer made by the next highest overbidder.

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):

Todd A. Frealy, Counsel for Angela Y. Dube

Robinson, Diamant & Wolkowitz, APC

1888 Century Park East, Suite 1500

Los Angeles, California 90067

Telephone: (310) 277-7400

Date: June 2, 2006